

MINUTES

For the October 21, 2019 Regular Meeting of the Erie Land Bank, held at City Hall, 626 State Street, Room 500, Erie, Pennsylvania, at 1:00 p.m.

ROLL CALL:

Board of Directors:	Trevor Thompson Darlene Feeney	T.J. Sandell	
ERA Staff:	Scott Henry	Kelly Neville	
Visitors:	Eugene Sundberg Kathy Wyrosdick Krystal Otworth	Liz Allen Jeremy Bloeser	Erin Carey Michael Peres

CALL TO ORDER:

Mr. Sandell called the meeting to order at 1:00 pm and noted that the meeting will be audio taped to facilitate preparation of the written Minutes which will serve as the official public record.

CONSENT AGENDA & PUBLIC COMMENT:

The following items were included on the Consent Agenda:

- a. Approval of the Agenda
- b. Approval of the Minutes of the September 16, 2019 Regular Meeting

Upon a motion by Ms. Feeney and a second by Mr. Thompson the Consent Agenda items were approved unanimously.

Two individuals provided public comment - Mr. Michael Peres and Mr. Jeremy Bloeser.

Mr. Peres of 3025 Pine Avenue stated that he was interested in purchasing the lot located at 3031 Pine Avenue.

Mr. Bloeser stated that BEST is interested in working with the land bank again to acquire properties from the 2019 Judicial Tax Sale and inquired as to whether the title clearance process could be accelerated for the next batch of properties.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Henry provided an updated status report concerning the properties involved in the Erie County Land Bank Work Plan. It was noted that three demolitions remain to be completed, including asbestos abatement at 930/932 East Avenue.

Mr. Henry reported that the Erie School District approved a resolution at their October 16 meeting allowing the Erie Land Bank to acquire properties from the Erie County Tax Claim Bureau's Repository without seeking further approvals from the District.

SOLICITOR'S REPORT

Mr. Eugene Sundberg gave a report which is attached and incorporated into the minutes.

UNFINISHED BUSINESS & NEW BUSINESS:

Property Dispositions:

Upon a motion by Mr. Thompson and a second by Ms. Feeney, the board unanimously approved to convey 330 East 25th Street & 959 West 8th Street to ERA, and 209 German Street to BEST.

Upon a motion by Mr. Thompson and a second by Mr. Sandell, the board unanimously approved to accept the proposal submitted by Timothy Fowler & Becky Martin for the purchase of 711 German Street.

Upon a motion by Mr. Sandell and a second by Ms. Feeney, the board unanimously approved to reject the proposal submitted by Justin Corritore for the purchase of 3031 Pine Avenue.

Upon a motion by Mr. Sandell and a second by Mr. Thompson, the board unanimously approved to reject the proposal submitted by Kyle Rivera for the purchase of 422 Poplar Street.

Upon a motion by Mr. Sandell and a second by Mr. Thompson, the board unanimously approved to accept the proposal submitted by Warren Harris for the purchase of 714 East 21st Street.

Upon a motion by Mr. Thompson and a second by Ms. Feeney, the board unanimously approved to table the offer submitted by Larry Adiutori for the purchase of 1618 Sassafras Street.

2019 Judicial Sale Transactions:

Mr. Henry stated that he would be contacting neighborhood organizations and other entities to gauge their interest in working with the Land Bank to acquire properties from the Judicial Tax Sale. The process has been refined for this year with development of a Contingent Sales Agreement.

Presentation of East Bayfront Plan:

City Planners Kathy Wyrosdick, Erin Carey & Krystal Otworth presented preliminary information concerning the East Bayfront Plan and discussed the property acquisition/demolition/rehabilitation components as a possible Land Bank project.

Erie County Land Bank Work Plan II

Mr. Henry reported that the Erie County Land Bank is open to receiving a new funding request from the Erie Land Bank. Mr. Henry offered to bring forward at least three scenarios for this request at the November meeting – clustered blight acquisitions, prioritized blight acquisitions, and activities for implementation of the East Bayfront Plan.

PHFA/PHARE Funding

Mr. Henry reported that the \$100,000 from PHFA was deposited into the Land Bank's account. \$30,000 must be used towards rehabilitation to benefit low income households and the remainder is available for acquisition/demolition of blighted properties within low-income neighborhoods.

ADJOURNMENT:

With no other business to discuss, the meeting was adjourned at 2:50 pm

Respectfully submitted,

Erie Land Bank

Darlene Feeney, Secretary