

MINUTES

For the June 15, 2020 Regular Meeting of the Erie Land Bank, held virtually at 1:00 pm via <https://zoom.us/j/97766367073>.

ROLL CALL:

Board of Directors:	T.J. Sandell Darlene Feeney	Chris Groner
ERA Staff:	Scott Henry	Kelly Neville
Visitors:	Eugene Sundberg	Jeremy Bloeser

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 March 16, 2020 Regular Meeting

Upon a motion by Mr. Sandell and a second by Mr. Groner, the Consent Agenda items were approved unanimously.

There were no citizens to be heard.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Henry gave an update on the properties that are involved in the Erie County Land Bank Work Plan 1 & 11. This update is attached and incorporated into these minutes.

Mr. Henry provided a list of properties in the Erie Land Bank's inventory and a list of properties that have been sold to date, which is attached and incorporated into these minutes.

SOLICITOR'S REPORT

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

UNFINISHED BUSINESS & NEW BUSINESS:

Mr. Henry noted that the 2019 Audit had been distributed to the Board members and inquired if there were any questions. The Board acknowledged receipt, but did not have any questions or concerns.

Mr. Henry suggested that the Board of Directors wait to elect a Treasurer for the Board until the two new Directors are appointed. Mr. Groner will remain interim Treasurer.

Mr. Henry stated that the lot at 554 East 25th Street has been offered to the Erie Land Bank as a donation. The Land Bank currently owns 550 East 25th Street which is the adjoining lot. Dan Serafin (owner of Serafin's Food Market) owns the adjoining lot at 558 East 25th Street and has shown interest in purchasing both 550 and 554. Mr. Henry and Mr. Groner plan to look into the lien that was placed against 554 East 25th Street from the City of Erie for the demolition of the previous structure. The Board would like to move forward accepting a donation of 554 East 25th Street subject to a title review and Mr. Serafin's continued interest in both lots.

Mr. Henry announced that the DCED/CFA Blight Remediation Grant recently opened on June 1st. The Program Guidelines are attached and incorporated into these minutes. Mr. Henry suggested that this program would be suitable for implementation of the East Bayfront Neighborhood Plan and asked the Board for approval to proceed with developing an appropriate scope of acquisition/demolition activities. The Board consented that they would willingly review a proposed project at the July meeting and likely commit the required 10% match.

OTHER BUSINESS:

Mr. Henry reminded that the Land Bank was awarded \$100,000.00 from PHFA, through their PHARE Program. To date, in association with the Erie County Work Plan II, three properties are being acquired and will likely require demolition (528 East 21st Street, 735 East 7th Street and 822 Ash Street). These properties will consume an estimated \$33,000.00 of the funds. Mr. Henry further stated that the Redevelopment Authority recently acquired three properties in high poverty census tracts 7 and 8 properties (756 East 7th Street, 335 East 10th Street, and 513 East 7th Street). Mr. Henry recommended that the Authority convey these three properties to the Land Bank, which would be funded by the PHARE funds. This move would allow the Land Bank to exceed their original commitment of 5 acquisition/demolitions. Mr. Henry also discussed the \$30,000 that was intended for a homeownership project at 2501 Brandes Street – he has requested that PHFA allow these funds to be reallocated to assist with rehabilitation of 2-3 low-income, owner-occupied homes.

Upon a motion by Mr. Sandell and a second by Ms. Feeney, the Board unanimously agreed to accept conveyance of 756 East 7th Street, 335 East 10th Street and 513 East 7th Street from the Redevelopment Authority and authorized Mr. Henry to proceed with soliciting bids and contracting for demolition of the structures.

Ms. Feeney inquired about the property located at 1212 East 9th Street. Mr. Henry reported that this property has not been declared blighted by the City of Erie but the Land Bank has referred the property to the Blighted Property Review Committee for consideration.

ADJOURNMENT:

With no other business to discuss, the meeting was adjourned at 1:32pm

Respectfully submitted,

Erie Land Bank

Darlene Feeney, Secretary