

MINUTES

For the October 19, 2020 Regular Meeting of the Erie Land Bank, held electronically at 1:00 p.m. via <https://zoom.us/j/97774388276>.

ROLL CALL:

Board of Directors:	T.J. Sandell Darlene Feeney	Paul Gambill Debra Smith	Jason Pero
ERA Staff:	Scott Henry	Courtney Lowe	Aaron Snippet
Visitors:	Liz Allen Atty. Sundberg	Kathy Wyrosdick Matthew DiLuzio	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 September 21, 2020 Regular Meeting

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

REPORT OF THE EXECUTIVE DIRECTOR:

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

Upon a motion by Mr. Gambil and a second by Mr. Pero, the Board unanimously approved the solicitation of demolition bids for 735 East 7th Street.

SOLICITOR'S REPORT

Mr. Sundberg gave the Solicitor's Report. The update is attached and incorporated into these minutes.

UNFINISHED BUSINESS & NEW BUSINESS:

1. Mr. Sandell suggested that the nomination and election of a Vice-Chairperson be deferred until a future meeting, and the remainder of the Board agreed to defer any further action.
2. 554 East 25th Street- Mr. Henry reported that the title search, which showed no encumbrances, other than the City of Erie's Demolition Lien in the amount of \$3,082. The owner of the property

has agreed to donate the property to the Land Bank, if the Land Bank is in agreement. The Property Taxes have been paid through 2019, but the Land Bank would have to exonerate the 2020 property taxes, and the City of Erie's Demolition Lien. Upon a motion by Mr. Sandell, and a second by Ms. Feeney, the Board unanimously voted in favor of accepting 554 East 25th Street as a donation to the Land Bank.

3. Property Dispositions-

- a. 513 East 7th Street- Mr. Henry stated that Ms. Wyrosdick is in attendance to discuss implementation of the City's East Bayfront Neighborhood Plan and whether the Land Bank should consider retaining certain properties. Mr. DiLuzio stated that he would be satisfied if he was able to take ownership of the property, but would also find the City's plan to develop the East Bayfront to be acceptable. Mr. DiLuzio stated he would also be willing to revise his proposal for the property to include a contingent plan on resale that would include that if, and when, he were to sell the aforementioned property it would be in conjunction with 519 East 7th Street, or he would only be able to sell it back to the City of Erie, or one of its affiliated entities. Mr. DiLuzio noted that there should be a time limit of 10 Years on how long the contingency would be activated upon future sale of the property. Mr. Sandell stated that he believed the time limit of the contingency to be acceptable, and that the Board did not want to make it a hardship upon Mr. DiLuzio to have the ability to sell the property. Upon a motion by Ms. Feeney to accept the revised contingency based proposal, and a second by Ms. Smith, the Board unanimously via a Roll Call vote approved to accept the revised proposal from Mr. DiLuzio.
- b. 1302 Parade Street- Mr. Henry reported that the Erie Land Bank will be returning to Court for this property to obtain an amended Just Compensation Order. Mr. Henry recommended that the Board defer action on this property until the legal issues were finally resolved. He also indicated that another offer may be forthcoming. Upon a motion by Mr. Sandell, and a second by Mr. Gambill, the Board Unanimously approved to table this proposal until next month.
- c. 2014 Myrtle Street- Mr. Henry presented two proposals for the purchase of this property and noted he believed the proposal from Ms. Wurst to be more favorable from a lot layout perspective and the fact that Ms. Wurst indicates that she may build a garage on the site, thus increasing the tax base. Upon a motion by Mr. Sandell, and a second by Ms. Feeney, the board unanimously approved the proposal from Ms. Wurst.
- d. 526 East 9th Street- Mr. Henry presented a single proposal for the purchase of this property and noted that the other adjoining property owner had contacted the office and was not interested in acquiring it. Upon a motion by Mr. Sandell, and a second by Mr. Gambill, the Board unanimously accepted the offer from Mr. Brewon.
- e. 2301 German Street- Mr. Henry presented two offers for this property and noted that Mr. Urbaniak did not own an adjoining property, but had indicated he would plan to expand his business across several vacant lots, while the Church owns the adjoining property and indicates they may consider future construction of a Senior Center. Mr. Gambil and Ms. Feeney both expressed interest in learning more from both offerors concerning their plans for the block and Mr. Sandell withdrew his motion. Mr. Gambill made a motion to table these two proposals until more information was available. The motion was seconded by Ms. Feeney and unanimously approved.
- f. 112 Sobieski Street- Mr. Henry reported that his property was acquired from the 2019 Judicial Tax Sale on behalf of BEST and that Attorney Sundberg had finalized the

- outstanding title issues so the property was ready for conveyance to BEST. Mr. Henry further recommended that, based on the Solicitor's report, the Board approve conveyance of both 112 Sobieski Street and 409 East 4th Street to BEST. Upon a motion by Mr. Sandell, and a second by Mr. Gambill, the Board unanimously approved the conveyance of the two properties, 112 Sobieski Street, and 409 East 4th Street, to BEST.
- g. 1121 German Street- Mr. Henry reports that this property was also recently demolished, and had been donated to the Erie Land Bank last year. Mr. Henry states the proposal for this property is from the Gentleman who owns the Service Station located at 12th and German, and a house that is landlocked by this lot, and if able to purchase the property would allow them access to the street. Mr. Henry recommends that the Erie Land Bank proceed with a conveyance to them. Upon a motion by Mr. Sandell, and a second by Ms. Feeney, the Board unanimously approved the motion of sale for this proposed bid.
4. E.C.R.D.A.- Demolition of Garage @ Max Silver Site- Mr. Henry reports that he has been conversing with the Erie County Redevelopment Authority about project sites that they have been interested in within the City of Erie, and the E.C.R.D.A. has already acquired this property. Mr. Henry states that the E.C.R.D.A. is looking for help getting it demolished for an expansion for Barry Plastics. Mr. Henry reports that he believes it to be a good opportunity to have the City Redevelopment Authority, and the City Land Bank approach the County Land Bank with a request to utilize the County Demolition Fund to remove the remaining structure. Mr. Henry noted that an asbestos inspection has been completed and separate abatement is not required prior to demolition. The Board consented to making a request for demolition funds from the Erie County Land Bank.
5. Judicial Sale Acquisitions: Mr. Bloeser reported that BEST would like to utilize the Land Bank to acquire two properties from the 2020 Judicial Tax Sale -
- a. 614 East 5th Street (and adjacent alleyways)
- b. 445 East 5th Street
- Upon a motion by Mr. Sandell, and a second by Mr. Gambill, the motion to acquire these properties with the intention to convey them to BEST was approved.

ADJOURNMENT:

With no other business to discuss, the meeting was adjourned at 1:49pm

Respectfully submitted,

Erie Land Bank

Darlene Feeney, Secretary