

MINUTES

For the April 19, 2021 Regular Meeting of the Erie Land Bank, held ELECTRONICALLY through Zoom, at 1:00 p.m. <https://zoom.us/j/92230100420>.

ROLL CALL:

Board of Directors:	Chris Groner Debra Smith	Paul Gambill Kathy Wyrosdick	Darlene Feeney*
ERA Staff:	Aaron Snippet	Kelly Neville	Courtney Lowe
Visitors:	Atty. Sundberg*	Christina Allen	Liz Allen*

* Notates this Member/Visitor joined the Board meeting later than when it was called to order due to technical difficulties with Zoom.

CALL TO ORDER:

Mr. Groner called the meeting to order at 1:07 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 15, 2021 Regular Meeting

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

There were no citizens to be heard.

REPORT OF THE EXECUTIVE DIRECTOR:

Mr. Snippet gave an update on the Erie County Land Bank Work Plan I outstanding issue with the property located at 422 Poplar Street that He believes will be resolved within the next few weeks. This update is attached and incorporated into these minutes.

Upon a report by Mr. Snippert, the board heard details of the Erie County Land Bank Work Plan II that included the conveyance of Vacant Lots that are ready to have the Deeds signed, the prospect of multiple side lot purchases from properties that were demolished last year, and the review of proposed bids for the property located at 2606 Jackson Avenue. These updates are attached and incorporated into these minutes.

SOLICITOR'S REPORT

Atty. Sundberg reported that with the 6 properties from the most recent Tax Sale, 4 of which are going to the Bayfront Eastside Task Force, and 2 properties will be going to the Our West Bayfront organization, Atty. Sundberg received the title searches back for all of the properties, and there were no issues on any of them that would prevent those 2 entities from purchasing them from the Erie Land Bank.

UNFINISHED BUSINESS & NEW BUSINESS:

1. Election of Officers- With vacancies in certain Officer positions of the Board, and Ms. Wyrosdick being appointed from the Erie Redevelopment Authority to the Erie Land Bank Board, it was necessary that the Board hold an election to fill the positions needed. Mr. Groner was nominated by Mr. Gambill to fulfill the Chairperson position. Ms. Smith was nominated by Mr. Gambill to fulfill the Vice Chairperson position. With no additional nominations, Mr. Gambill made a motion to approve the nomination for the Chair, and Vice Chairperson positions, which was seconded by Ms. Smith. With unanimous consent, the board approved the motion of the Election of Officers.
2. Property Dispositions-
 - a. 2606 Jackson Avenue- Mr. Snippert reported that the Erie Land Bank received 3 proposed bids for the purchase and redevelopment of this property. Upon review of the proposed development plans outlined in each proposal, it was the Board's will to continue to place importance on Owner Occupied Homeownership and go with the highest scoring proposal on the Erie Land Bank Evaluation form. With a motion to approve the bid by Ms. Feeney, and a second by Ms. Wyrosdick, the board unanimously approved the conveyance of this property, with the contingency that Atty. Sundberg review specific policies of the Erie Land bank regarding the authority of the Board to place more weight on certain aspects of a developer's proposal than others, and respond to the Board with his findings within a week's time.
3. Erie Land Bank 2021 Work Plan- Mr. Snippert reported on a work plan list of properties that was submitted to the Erie County Redevelopment Authority who has it listed on their Agenda for their review, and approval on Wednesday April 28th, 2021, so the Erie Land Bank may proceed with the final Condemnation process on those properties listed.
4. Keystone Communities Grant Application- Mr. Snippert reported that the Erie Redevelopment Authority applied for \$150,000 in Keystone Communities Funds to the Pennsylvania Department of Economic, and Community Development utilizing the Erie Land Bank Work Plan as match funding which was able to be submitted April 2nd, 2021. Mr. Snippert stated that if the funding was approved, the Erie Land Bank would be able to utilize the \$150,000 toward the already identified list outlined on the Work plan and which may allow the Land Bank to work towards action on additional properties that are not outlined in the current projected budget.

5. Property Updates:

- a. 2501 Brandes Avenue- Mr. Snippert reported that this property was acquired by the Erie Land Bank in May 2019, and that was conveyed under a developer's agreement by Mr. Mirzayev in June 2020. Mr. Snippert states that Mr. Mirzayev has been diligently rehabilitating the property, and after speaking with Mr. Mirzayev, Mr. Snippert states that the home is mostly complete. After attempts to find Section 8 low income approved renter's to occupy the home, and much research, Mr. Snippert notes that Mr. Mirzayev would like to try to sell the home and recoup his investment and attempt to purchase another blighted property to rehabilitate another property in the City of Erie. Mr. Snippert invited the Board to attend a walkthrough of the property with him next week, so the Board may see how the rehabilitation of this one property has made a substantial improvement to the surrounding neighborhood.

OTHER BUSINESS:

There was no other business to discuss at this time.

ADJOURNMENT:

With no other business to discuss, the meeting was adjourned at 1:54 pm

Respectfully submitted,

Erie Land Bank

Darlene Feeney, Secretary