

## MINUTES

For the May 17, 2021 Regular Meeting of the Erie Land Bank, held ELECTRONICALLY through Zoom, at 1:00 p.m. <https://erie-pa-us.zoom.us/j/88561515924>.

### ROLL CALL:

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

### CALL TO ORDER:

Mr. Groner called the meeting to order at 1:02 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 April 19, 2021 Regular Meeting
- c. Finance Report

Upon a motion by Ms. Feeney, and a second by Ms. Wyrosdick, 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 after the final documents are received from Atty. Sundberg. Mr. Snippet reported that there is an interested party to purchase 422 Poplar Street and would like to revisit a possible sales agreement. 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. Mr. Snippert has received the memorandum from Atty. Sundberg for 2606 Jackson Avenue and has sent the Developer's agreement to the proposed bidder on the property. Mr. Snippert stated that the Land Bank is still awaiting the return of some of the approved Sales Agreements to the proposed bidders, but to try to continue on with attempting to intrigue potential buyers of the remaining side lots listed with the Erie Land Bank. These updates are attached and incorporated into these minutes.

### **SOLICITOR'S REPORT**

Atty. Sundberg provided an overview of properties that will be going out in two batches. One of the properties to be conveyed to Our West Bayfront does have a legal issue with some liens. The other four properties are designated for the Bayfront East Side Task Force. Three of the four properties have an issue with old PA Revenue Liens with the previous owners. The fourth property has a Federal Tax lien, and Atty. Sundberg will be addressing all issues found on all of the properties so they can be cleared, and transferred to their intended owners, with the goal being in the next 30 days.

Atty. Sundberg stated that after completing some research on the matter, he believed the Board of Directors and all parties involved in the decision making processes to convey properties on behalf of the Erie Land Bank were free and clear of any and all conflicts of interest. Atty. Sundberg explained that the Erie Land Bank's procedures are such that if the Board continues to follow these policies then they should remain above reproach.

### **UNFINISHED BUSINESS & NEW BUSINESS:**

1. Erie Land Bank 2021 Work Plan- Mr. Snippert reported that on April 28<sup>th</sup> the Erie County Land Bank voted and approved to fund \$477,000 for the Erie Land Bank 2021 Work Plan. Upon a motion by Ms. Feeney, and a second by Ms. Smith the Board unanimously approved the final version of the Erie Land Bank 2021 Work Plan.
2. Acquisition of 2021 Work Plan Properties- Mr. Snippert requested a motion for the Board's approval to authorize the Erie Redevelopment Authority to utilize the power of eminent domain to acquire the blighted properties identified on the Erie Land Bank 2021 Work Plan. This agreement would include the legal work done by Atty. Sundberg for the condemnation of properties, and the processes of meeting with the planning commission, and gathering appraisals. Upon a motion by Ms. Wyrosdick, and a second by Ms. Smith, the board unanimously approved the motion.
3. Property Demolition
  - a. 1207 East 26<sup>th</sup> Street- Mr. Snippert reported that there were two bids for the demolition of the structure located at 1207 East 26<sup>th</sup> Street. Upon a motion by Ms. Feeney, and a second by Ms. Wyrosdick, the Board unanimously approved the motion to accept the lowest bid for Demolition of this structure by DRS. of Erie County, Inc.

4. Advertisement of Properties- Atty. Sundberg reported that after other Land Banks and their procedures and their protocols that the Erie Land Bank has been performing very well comparatively. Atty. Sundberg and other Board Members shared their ideas on possible Advertisement of Properties.

**OTHER BUSINESS:**

There was no other business to discuss at this time.

**ADJOURNMENT:**

With no other business to discuss, the meeting was adjourned at 1:36 pm

Respectfully submitted,

Erie Land Bank

---

Darlene Feeney, Secretary