



## Governance Committee Meeting

Erie County Land Bank

Jul 12, 2023 at 9:00 AM EDT to Jul 12, 2023 at 10:00 AM EDT

### Meeting Details:

<https://us02web.zoom.us/j/8144401269?pwd=Z1FFaENxcTUvWVc0MVVFMlVBNksyZz09>, +1 646 558 8656

Meeting ID: 814 440 1269

Passcode: ECLB2023

## Agenda

**Zoom Meeting ID: 870 2192 0410 Passcode: ECLB2023**

### I. Call to Order & Attendance

Committee: James Cardman, Brian McGrath, Jack Lee

Also: Jennifer Hirneisen, Christie Mahany, Krista Arnold

Absent: Christine Rush

### II. Previous Meeting Minutes

Motion: Approve previous meeting minutes J. Cardman, with a second by J. Lee, all approved.

### III. Solicitor Update

- A. 48 Miles squatters
- B. 22 Lincoln outstanding estate issues

### IV. Unfinished & New Business

#### A. Property Updates

##### 1. Demolition quotes

Motion: Approve the demolition quotes

##### 2. 48 Miles Street, Union City

#### B. Proposed transfers

##### 1. 59-61 W Main Street in North East

##### 2. For approval at the next board meeting

46 Atlantic, Union City

Allison Avenue Lot, Millcreek

#### C. Lot pricing conflicts and proposed changes

##### 1. Side lot pricing on lots over 100' frontage - changes needed

12009 Kerr Road - 165'x100.5 (average of \$132.75) with assessed value of \$40,700.

Minimum purchase \$20,350 vs. Sold for \$1,327.50.

40 W Bond - 111' frontage with assessed value of \$19,200. Minimum purchase \$9,600 vs \$1,110.

39 S Washington - 86'x122' (average of 104') with assessed value of \$19,400. Minimum purchase \$9,700 vs. \$1,040.

**a. Proposed changes**

- Removal of "over 100' frontage" designation.
- Addition of neighborhood lot category at \$25/ linear foot frontage and available to those within 500-1000 feet after 90-180 days
- Outliers can be individually priced in "Vacant Lot" category

C. Mahany will put together a proposed property fee sheet for the upcoming board meeting.

**D. 457b Retirement Plan**

Discussion about employees being fully vested. – C. Mahany will reach out to the PALBN and find out what other land banks are doing.

- Current employees
- Future employees (suggested 3 year cliff)

**E. Nomination Committee Recommendations**

Renominate current officers for continuity.

Push to fill vacant seats for 2024.

**V. Adjournment**

Motion: Adjourn by J. Lee, seconded by J. Cardman.

**Upcoming meetings: July 26 (Board) & August 9 (Governance)**