



Governance Committee Meeting

Erie County Land Bank

Aug 9, 2023 at 9:00 AM EDT to Aug 9, 2023 at 10:00 AM EDT

Zoom

Meeting Details:

<https://us02web.zoom.us/j/8144401269?pwd=Z1FFaENxcTUvWVc0MVFVMlVBNksyZz09>, +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: Brian McGrath, Jack Lee, Christine Rush

Also: Jennifer Hirneisen, Christie Mahany, Krista Arnold

Absent: James Cardman

II. Previous Meeting Minutes

Motion: Approve previous meeting minutes by J. Lee, with a second from C. Rush. All approved.

III. Solicitor Update

A. 439 Shady: the developers' agreement is ready and we are able to move forward.

B. 48 Miles: the neighbors said the property has been vacated and K. Arnold will secure.

IV. Unfinished & New Business

A. Property Updates

1. Tree Removal

Quotes on necessary tree removals were reviewed

Municipal ordinances in some areas require that the stump be removed for trees located in the right of way. C. Rush, J. Lee moved to remove the tree at 535 S 2 Ave in Corry, and to also remove the stump. C. Rush made a motion to approve future right-of-way stump removals under \$500 when required. J. Lee seconded and all approved. Annual Budgeting will reflect the increased tree removal costs for upcoming years.

2. 11 Maple Street – there may be an option to have the main house demolished and the garage/ barn turned into a residence. This discussion was continued with the partial demolitions below.

3. Partial Demolitions – There are some properties that may be good candidates for renovations should a portion of the building be demolished. 64 E Pleasant with it's front

porch is one of them. This discussion was to see if the board may be open to that discussion. The general consensus was positive. J. Lee mentioned that we need to ensure contractors have certificates of insurance on file.

4. HH Rauh rescinded bid on demolitions

80 E High Street – J. Lee motioned to reach out to DRS and confirm they are aware of the scope of work and are still willing to honor their \$4000 quote. C. Rush seconded and all approved.

149 Wright Street. If HH Rauh is no longer interested in demolishing this property, J. Lee motioned to award it to DRS for their bid of \$15,000. C. Rush seconded and all approved.

B. Policies Discussion

1. 39 S Washington Street price – J. Lee moved to waive the minimum bid of 50% of property value and instead change it to \$1040. C. Rush seconded and all approved.

2. Policies and Procedures Discussion Discussion was had about the transaction fee and the committee will recommend it's removal. J. Lee made the motion to allow ECLB staff to appropriately price properties that do not fit into a side lot program. C. Rush seconded and all approved.

3. Paper streets and Side lot designations – B. McGrath suggested we encourage the owner to request that the municipality abandon the paper street, but that those properties would naturally fall under the side lot designation, because of the nature of maintaining paper streets typically falls to the homeowner anyway.

C. Banking Training – C. Mahany is trying to schedule. She will get all 4 signers set up with a trainer.

V. Adjournment

Motion: Adjourn by C. Rush. J. Lee seconded.

Upcoming meetings: August 23 (Board at Summit) & September 13 (Governance Zoom)