



ECLB Board Meeting Minutes

Erie County Land Bank

Wednesday, May 15, 2024 at 9:00 AM EDT to Wednesday, May 15, 2024 at 10:30 AM EDT

1230 Townhall Road W, Suite 500, Erie, PA 16509

Meeting Details:

<https://us02web.zoom.us/j/87564493882?pwd=L0k0VE9JSVhZVE9sQ2pibU9lVWRydz09>, 1 309 205 3325

Meeting ID: 875 6449 3882

Passcode: ECLB2024

Agenda

Zoom Meeting ID: 875 6449 3882 Passcode: ECLB2024

I. Call to Order & Attendance

Board: Brian McGrath, Jack Lee, James Cardman, Dave Mitchell, Suzanne Weber, Tim Bogdanets, Sandy Morrow

Additional: Jennifer Hirneisen, Christie Mahany, Krista Arnold, Rock Copeland, Bryant Sapone

Absent: Christine Rush

II. Review Minutes from Previous Meeting

Motion: Approve minutes from previous meeting by D. Mitchell with a second from S. Weber.
Approved by all.

III. Financial Report

Motion: Approve financial report by S. Morrow with a second from J. Lee and approved by all.

A. Demolition Fund

No update this month.

B. 2023 Audit Review- Guest Bryant Sapone of Buseck, Barger, Bleil & Co, Inc. Motion to approve the 2023 Audit by J. Lee with a second from S. Morrow and approved by all.

IV. Hearing of the Public - none

V. Disbursement Requests - none

A. Erie Land Bank

No disbursement request this month.

B. Millcreek Township General Authority

No disbursement request this month.

VI. Solicitor Updates – 19 properties in progress, many waiting on tax exonerations.

VII. Unfinished & New Business

A. Property Updates - Progress Report

1. Wesleyville Properties to pre-approve for acquisition

- a. Motion to approve the following properties for acquisition by D. Mitchell with a second from T. Bogdanets. S. Morrow abstained, and the remaining board members approved.
 - a. 3207 Buffalo Road, 16510
 - b. 2434 Eastern Avenue, 16510
 - c. 2508 Station Road, 16510
 - d. 2052 Water Street, 16510

2. RFP 2024 - 19 W Park Place (Garage Demo) – Motion to award the demolition to Bengel in the amount of \$2,700 by J. Lee with a second from T. Bogdanets. All approved.

3. 18 Market Street assessment cost - Postponed

B. Personnel Committee - Health Insurance Recommendations

The recommendation of the Personnel Committee, with an endorsement from the Governance Committee is to provide the following health insurance through Erie's MBA:

- Highmark Western PPO Blue \$0 100/80 Platinum \$3,837.51/month for current employees and their families (total)
- VBA Vision Plan Option 3: Single Family rate \$14.23/month
- Delta Dental Plan Option 8 (19034) \$32/month per employee or \$93.78/month for employee + family.

If all employees enroll as family (currently totaling 10 individuals), total cost would be estimated at \$48,300.84 yearly or \$4,025.07 monthly.

Motion to approve the recommendations as presented by S. Weber with a second from T. Bogdanets. All approved.

C. Mahany will send a note of appreciation to Lisa at MBA.

C. Nominating Committee - Elections

The recommendation of the Nominating Committee, with an endorsement from the Governance Committee is to recommend the following board members for these positions:

- Chair – Brian McGrath
- Vice Chair – Christine Rush
- Treasurer – Jack Lee
- Secretary – Jim Cardman

Motion to elect the slate of officers as presented by D. Mitchell with a second from S. Morrow. All approved.

VIII. Notices & Announcements

A. Additional lease space requested from Summit Township

Draft lease – Motion to approve the draft lease pending legal review by J. Cardman with a second by S. Weber. All approved.

- \$1,125/month or \$13,500 annually
- July 1 start
- 2.5% increase each year
- Summit pays taxes, electric, heat, snow plowing, trash removal, janitorial
- ECLB pays telephone and internet

B. June 4 - PA Land Bank Network Summit at Seven Springs - Christie is presenting

IX. Adjournment

Motion: Adjourn by S. Morrow.

Next Regular Meetings: June 5 (Governance) and June 19 (Board) at Summit