

CITY LAND BANK'S DISBURSEMENT REQUEST AND AFFIDAVIT
(To be delivered to County Land Bank before each Work Plan Disbursement)

1. PROJECT: Work Plan 2023
2. PREMISES: City of Erie, Erie County, Pennsylvania
3. **PERIOD TO: June 30, 2024**
4. TOTAL WORK PLAN AMOUNT: **\$589,500.00**

The Undersigned, the authorized representative of Erie Land Bank (the "City Land Bank"), having made due investigation as to the matters set forth in this Request and Affidavit (sometimes referred to herein as "Disbursement Request") and to induce Erie County Land Bank ("County Land Bank") to make the Current Work Plan Disbursement Request as set forth on line 6 above to City Land Bank pursuant to the terms of the Cooperation Agreement dated November 29, 2018, and subsequent Work Plan II, approved by the County Land Bank November 15, 2022, (collectively the "Work Plan Agreement") and in conjunction with the attached receipts, invoices or such other form of supporting documentation as is acceptable to the County Land Bank, after being duly sworn, does depose and state:

1. Work Plan Disbursement Request. City Land Bank hereby requests that the County Land Bank make a Disbursement on the Work Plan in the amount of the Current Work Plan Disbursement Request as set forth on line 6 above and does hereby represent and certify to the County Land Bank that the City Land Bank is entitled to receive such Current Work Plan Disbursement Request under the terms of the Work Plan Agreement.

2. Representations and Warranties. All representations and warranties contained in the Work Plan Agreement and the other documents executed and delivered pursuant to the Work Plan Agreement (collectively with the Work Plan Agreement, the "Work Plan Documents") are true and accurate in all material respects as of the date of this Agreement.

3. No Event of Default. No Event of Default exists under any Work Plan Documents, and no event or condition has occurred and is continuing or existing, or would result from the Disbursement about to be made, which, with the lapse of time or the giving of notice, or both, would constitute such an Event of Default.

4. Performance Continuous. Performance of the Work on the Project has been carried on with reasonable dispatch and has not been discontinued at any time for reasons within the control of City Land Bank.

5. Work on Schedule. The Work is progressing in such manner so as to insure completion of the Work in substantial accordance with the Work Plan on or before the Project Completion Date.

6. Disbursements Applied to Work Plan Costs. All funds received from County Land Bank previously as Disbursements under the Work Plan Agreement have been expended (or are being held in trust) for the sole purpose of paying costs of the scope of the Work Plan ("Costs") previously certified to County Land Bank in Disbursement Requests. No part of said funds has been used, and the funds to be received pursuant to this Disbursement Request shall not be used, for any other purpose. No item of Costs previously certified to County Land Bank in a Disbursement Request remains unpaid as of the date of this Affidavit.

7. Statements Truthful; Costs Accurate; Disbursements to Pay Costs. All of the statements and information set forth in the Disbursement Request being submitted to County Land Bank with this affidavit are true and correct in every material respect at the date of this affidavit. All Costs certified to County Land Bank in this Disbursement Request accurately reflect the precise amounts due. Where such Costs have not yet been billed to City Land Bank, they accurately reflect City Land Bank's best estimates of the amounts that will become due and owing during the period covered by the Disbursement Request. All the funds to be received pursuant to this Disbursement Request shall be used solely for the purposes of paying the items of Cost specified in this Disbursement Request or for reimbursing City Land Bank for such items previously paid by City Land Bank.

8. No Impairment of City Land Bank's Ability to Perform. Nothing has occurred which has or may substantially and adversely impair the ability of City Land Bank to meet its obligations under the Work Plan Documents.

9. No Prior Work Plan Requisition for Expenses. None of the items of expense specified in this Disbursement Request submitted with this Affidavit have previously been made the basis of any Disbursement Request by City Land Bank or of any payment by County Land Bank.

10. Aggregate Cost of Completion of Project. The estimated aggregate cost of completing the Project is \$410,000.00.

11. All Preconditions to Disbursement Have Been Satisfied. All conditions to the Disbursement which is to be made in accordance with this Disbursement Request (in addition to those conditions to which reference is made in this Work Plan Disbursement Request) have been met in accordance with the terms of the Work Plan Agreement.

12. Terms. The capitalized terms used in this Disbursement Request and Affidavit, not otherwise defined herein, have the meaning given to them in the Work Plan Agreement. This affidavit is subject to and incorporates the terms of the Work Plan Agreement.

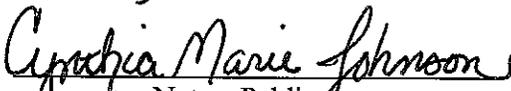
Witness:



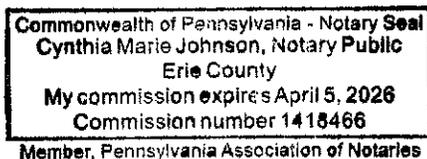
ERIE LAND BANK

By: 
Title: Beccina Dineen

Sworn to before me this 15 day
of July, 2024.


Notary Public

(SEAL)



INVOICE

Erie Land Bank
626 State Street, Room 107
Erie, PA 16501

adecker@redeveloperie.org



ERIE LAND BANK

Bill to
Erie County Land Bank
150 East Front Street
Erie, PA 16507

Invoice details

Invoice no.: 1140
Terms: Net 30
Invoice date: 07/12/2024
Due date: 08/11/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		11 Condemnation Acquisition	Marsh Schaaf_2321 Cameron Rd_property acquisition	1	\$343.75	\$343.75
2.		11 Property Maintenance	Lakefront Property Maintenance_mowing_10 properties	1	\$390.00	\$390.00
3.		11 Property Maintenance	Lakefront Property Maintenance_mowing_3 properties	1	\$117.00	\$117.00
Total						\$850.75

**FINANCIAL REPORTING
ERIE LAND BANK**

Grant Agreement Number:		WORK PLAN 2023			
Grant Organization:		Erie Land Bank		#17	
Report Period:		6/30/2024			
BUDGET CATEGORIES*	G/L #	NEGOTIATED BUDGET	APPROVED DRAWDOWNS THIS PERIOD*	CUMULATIVE DRAWDOWNS TO DATE*	AVAILABLE BALANCE
1. RACE Administration & Staffing	6000	137,574.57		137,574.57	0.00
2. Demolition	6836	0.00		0.00	0.00
3. Tax Sale Acquisition	6837	25,000.00		22,805.66	2,194.34
4. Condemnation/Acquisition	6838	63,000.00	343.75	52,714.34	10,285.66
5. Seasonal Maintenance	6840	27,000.00	507.00	17,842.60	9,157.40
6. Board & Seal	6841	32,500.00		3,588.81	28,911.19
7. Trash Removal / Clean	6842	24,000.00		6,660.00	17,340.00
8. Rehabilitation	6843	20,000.00		0.00	20,000.00
9. Environmental Abatement	6844	30,000.00		4,340.00	25,660.00
10. Professional Legal Fees	6201	12,000.00		8,320.47	3,679.53
11. Professional/Other Services	6206	6,000.00		6,000.00	0.00
12. Utilities	6460	0.00		0.00	0.00
13. Software/Equipment	6430	19,000.00		18,024.11	975.89
14. Audit	6200	5,000.00		0.00	5,000.00
15. Office Supplies	6400	6,800.00		6,800.00	0.00
16. Travel	6103	6,364.75		6,364.75	0.00
17. Postage	6401	800.00		11.17	788.83
18. Advertising	6403	1,500.00		73.75	1,426.25
19. Education / Meetings	6101	3,760.68		3,760.68	0.00
20. Insurance	6300	7,000.00		4,173.25	2,826.75
21. Memberships/Subscriptions	6402	1,200.00		1,182.99	17.01
22. Telephone	6450	1,000.00		980.00	20.00
10. TOTALS*		429,500.00	850.75	301,217.15	128,282.85

I certify that all expenditures reported (or payment requested) are for appropriate purposes and in accordance with the provisions of the application and award documents.

April Decker, Director of Finance and Administration

(Name of Individual Completing this Form)

 07/12/2024

(Signature of Individual Completing this Form)

MARSH SCHAAF LLP
 SUITE 300 300 STATE STREET
 ERIE PA 16507
 814-456-5301
 FAX 814-456-1112
 EIN 250640643

REDEVELOPMENT AUTHORITY FOR THE CITY OF ERIE
 ATTN: AARON SNIPPET, EXECUTIVE DIRECTOR
 626 STATE STREET, ROOM 107
 ERIE PA 16501

PAGE 1
 06/06/2024
 FILE 1230917-000D
 INVOICE 4

2321 CAMERON ROAD/ PARKER, Geremia D. & Charita C

			<u>HOURS</u>	
02/29/2024	ECS	Review documents re City of Erie lien payoff amounts; review file; prepare correspondence to Atty Yochim re final Just Compensation summary attaching check and original satisfaction	0.60	
03/01/2024	ECS	Review email re Atty Yochim packet	0.20	
04/11/2024	ECS	Review file and email to Atty. Yochim re Satisfaction and final pay off for mortgage; review email from Atty Yochim re same	0.20	
05/07/2024	ECS	Review email to Atty Yochim re Satisfaction; telephone call to Atty Yochim re same	0.30	
05/17/2024	ECS	Review emails from Habitat for Humanity re Satisfaction; prepare email confirming same	0.20	
05/30/2024	ECS	Review filed/recorded Satisfaction; review file re final just compensation filings	0.40	
			<u>1.90</u>	<u>285.00</u>

<u>ATTORNEY</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL FEES</u>
EUGENE C SUNDBERG JR (ECS) PARTNER	1.90	\$150.00	\$285.00

05/23/2024	Filing fee - Mortgage Satisfaction	58.75
		<u>58.75</u>
	PREVIOUS BALANCE	\$2,384.52
02/29/2024	ECS 123-917 RACE/Parker - Payment Received	-2,384.52
	BALANCE DUE	<u>\$343.75</u>

Please remit payment to:

Eugene C. Sundberg, Jr., Esq.
 Marsh Schaaf, LLP
 300 State Street, Suite 300
 Erie PA 16507

FUNDING SOURCE ELB
 WORK PLAN 2023
 CATEGORY Condemnation
 INITIALS JH

6838-11



Lakefront Property Maintenance

332 Woodcock Drive | Girard, Pennsylvania 16417
814-460-8516 | lakefrontpm22@gmail.com |
Lakefrontpropertymaintenance.com

RECIPIENT:

Erie Land Bank
626 State Street
rm 107
Erie, Pennsylvania 16501

WP 24 17 x 39 = \$663.00
* WP 23 4 x 39 = 156.00
* WP 22 6 x 39 = 234.00

Invoice #502	
Issued	Jun 30, 2024
Due	Aug 14, 2024
PO #	Mowing
Total	\$1,053.00

For Services Rendered 27 1,053.00

Product/Service	Description	Qty.	Unit Price	Total	
Jun 20, 2024					
Mowing	2236 Warfel	2022	1	\$39.00	\$39.00
Mowing	1240 E21	2022	1	\$39.00	\$39.00
Mowing	1316 Buffalo	2024	1	\$39.00	\$39.00
Mowing	1310 Buffalo	2022	1	\$39.00	\$39.00
Mowing	1962 E20	2024	1	\$39.00	\$39.00
Mowing	947 E21	2023	1	\$39.00	\$39.00
Mowing	825 E21	2023	1	\$39.00	\$39.00
Mowing	409 E22	2023	1	\$39.00	\$39.00
Mowing	505 E22	2024	1	\$39.00	\$39.00
Mowing	855 E23	2022	1	\$39.00	\$39.00
Mowing	336 E23	closed 2024	1	\$39.00	\$39.00
Jun 25, 2024					
Mowing	443 E16	2022	1	\$39.00	\$39.00
Mowing	1206 Wayne	2024	1	\$39.00	\$39.00
Mowing	606 E11	2024	1	\$39.00	\$39.00
Mowing	822 Ash	closed 2024	1	\$39.00	\$39.00
Mowing	915 Ash	closed 2024	1	\$39.00	\$39.00
Mowing	635 E8	2024	1	\$39.00	\$39.00
Jun 20, 2024					
Mowing	627 E8	2024	1	\$39.00	\$39.00



6840-11



Lakefront Property Maintenance

332 Woodcock Drive | Girard, Pennsylvania 16417
814-460-8516 | lakefrontpm22@gmail.com |
Lakefrontpropertymaintenance.com

Product/Service	Description	Qty.	Unit Price	Total	
Jun 25, 2024					
Mowing	814 Wayne	closed 2024	1	\$39.00	\$39.00
Mowing	812 Wayne	2022	1	\$39.00	\$39.00
Mowing	756 E7	closed 2024	1	\$39.00	\$39.00
Mowing	742 E7	closed 2024	1	\$39.00	\$39.00
Mowing	735 E7	closed 2024	1	\$39.00	\$39.00
Mowing	705 E7	2024	1	\$39.00	\$39.00
Mowing	701 Reed	2024	1	\$39.00	\$39.00
Mowing	705 Reed	2023	1	\$39.00	\$39.00
Mowing	421 E6	2024	1	\$39.00	\$39.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total **\$1,053.00**

Pay Now



Lakefront Property Maintenance

332 Woodcock Drive | Girard, Pennsylvania 16417
814-460-8516 | lakefrontpm22@gmail.com |
Lakefrontpropertymaintenance.com

RECIPIENT:

Erie Land Bank

626 State Street
rm 107
Erie, Pennsylvania 16501

WP24 6 x 39 = \$234.00
X WP23 1 x 39 = 39.00
X WP22 2 x 39 = 78.00
9 \$ 351.00

Invoice #486	
Issued	Jun 29, 2024
Due	Aug 13, 2024
PO #	Mowing
Total	\$372.06

351.00

For Services Rendered

Product/Service	Description	Qty	Unit Price	Total	
Jun 10, 2024					
Mowing	649 Downing	2024	1	\$39.00	\$39.00
Mowing	427 liberty	2024	1	\$39.00	\$39.00
Mowing	430 Cascade	2022	1	\$39.00	\$39.00
Mowing	1737 W 6	2022	1	\$39.00	\$39.00
Mowing	920 w16	2024	1	\$39.00	\$39.00
Mowing	1127 w.22	2024	1	\$39.00	\$39.00
Jun 13, 2024					
Mowing	2003 Glendale	2023	1	\$39.00	\$39.00
Mowing	2708 Downing	closed "24"	1	\$39.00	\$39.00
Mowing		2024	1	\$39.00	\$39.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$351.00
Pennsylvania State (6.0%)	\$21.06
Total	\$372.06



6840-11

