



ECLB Board Meeting Minutes

Erie County Land Bank

Jul 28, 2021 at 9:00 AM EDT to Jul 28, 2021 at 10:30 AM EDT

Meeting Details:

<https://us02web.zoom.us/j/85696124504?pwd=WVIES0ZoWUdzNUVMWkVkckpsVy8xUT09,+16465588656>

Meeting ID: 85696124504

Passcode: Z%2z2@FZ

Agenda

Zoom Meeting ID: 856 9612 4504; Passcode: Z%2z2@FZ

I. Call to Order & Attendance

Board: James Cardman, Brian McGrath, Jack Lee, Michael Fuhrman, Jennifer Hirneisen, Dave Mitchell, Dotty Schloss, Bernard Slomski

Additional: Christie Mahany, Aaron Snippert, James Sparber, Honey Stempka, Jason Biondi

Absent: Christine Rush, J. W. Alberstadt

II. Review Minutes from Previous Meeting

Motion: Approve minutes from the previous meeting. B. Slomski motioned, J. Lee seconded and all approved.

III. Financial Report

Motion: Approve the financial report. D. Mitchell motioned, M. Fuhrman seconded and all approved.

A. Demolition Fund

IV. Hearing of the Public

V. Erie Land Bank

Presenter: Aaron Snippert

D. Mitchell motioned to transfer \$150,000.00 allocated funds from Quin-T site to 12th Street Pedestrian Bridge demolition. B. McGrath seconded, all approved.

A. Reallocation of funds from Quin-T site to 12th Street Pedestrian Bridge

1. *How is the project funding broken out?*
 - a. *The funding for the walkway demolition will come from Erie County Redevelopment Authority and any land bank support*
2. *Is Modern Tool paying for a portion of the demolition?*
 - a. *The walkway is connected to Erie Plating (not Modern). Erie Plating will not be sharing in the cost as they are not initiating the demolition and have no reason to share in it. The walkway is closed at their end, but still connects and will result in some refurbishing on their building which ECRDA will be responsible for.*
3. *What is the estimated cost of the project?*

a. *Final bids have not been received and estimates on the repairs to the Erie plating building have not been finalized. Original estimate was \$200,000 but that has risen over recent weeks.*

VI. Unfinished & New Business

A. Acquisitions

1. 6137 Meridian Drive, Millcreek D. Schloss motioned to acquire the property, B. McGrath seconded, all approved.

2. 7314 W Ridge Road, Fairview (Computer Store) – will get update from J.W. Alberstadt at the next meeting.

Status update

B. Current projects

1. Demolition Quotes – Motion to table to Governance Meeting by B. McGrath, seconded by D. Schloss, all approved.

2021-5 503 Euclid Street Corry

2021-6 211 Spring Street Corry

2021-7 1000 W Pleasant Street Corry

2021-8 912 W Pleasant Street Corry

2021-9 244 Franklin Street Corry

2. 23-25 Main Street Roof update

3. 54 W High Street Rehab update – D. Mitchell suggested Maryanne Mook do a write-up in the Corry Journal. C. Mahany will reach out.

C. Dispositions

1. Current dispositions in progress

Presenter: Jay Alberstadt was absent. Will discuss at next meeting.

Wynburne & Devon Lane, Millcreek to Millcreek Township

29 W Smith Street, Corry to Cross

425 E Pleasant, Corry to CIBA

22 E Irving Street, Corry to Volk

2. 38 Cherry Street, Albion applications D. Mitchell motioned to award the property to Habitat for Humanity in the amount of \$2,000.00. B. McGrath seconded and all approved (J. Hirneisen abstained).

a. Homansky

b. Habitat for Humanity

VII. Notices & Announcements

A. SB 554: Amendments to the Sunshine Act

Requiring meeting agendas be posting on websites at least 24 hours in advance of meetings for public review;

Making copies of the agenda available at the meeting;

The agenda must list items that will be or may be the subject of deliberation at the meeting;

BUT the agenda posting (and other requirements) DO NOT apply to a conference or working session under Section 707 or an Executive Session under Section 708

Under new Section 712.1, an agency cannot take action on an item, generally, unless the matter was included on the agenda ahead of time pursuant to the above referenced requirements. However, there is an exception for

"emergency business" defined as involving a "agency business relating to a real or potential emergency involving a clear and present danger to life or property"; and

another exception for business that arises within the 24 hour period before a meeting that is de minimis in nature and does not involve entering into a contract or agreement; and another exception for business raised by a resident or taxpayer during a meeting that wasn't listed on the agenda... In such cases, the agency can take official action to refer the matter to staff for the purpose of researching and including the matter on a future agenda, or, if it is de minimis, act on the matter at the meeting; and

if there is a majority vote of those present at a meeting, an agency may add a matter of agency business to the agenda at a meeting, but the reason for adding the changes must be announced before a vote is conducted to make the changes and an amended agenda must subsequently be posted to the agency website and at the agency's principal office no later than the first business day following the meeting at which the agenda was changed (this again doesn't apply to working sessions or executive sessions). The minutes of the meeting must reflect adding the matter to the agenda.

The Act takes effect 60 days from signature, which, by our count is: September 28, 2021.

An article discussing the new law is available here: <https://www.pennlive.com/news/2021/07/new-law-requires-pa-agencies-towns-and-school-boards-to-give-more-notice-of-meetings-and-what-theyre-doing.html>

B. Girard Township ICA – already signed. Checks to be signed.

Girard Township and Girard School District have signed the ICA, and it is ready for ECLB signatures.

C. Upcoming meetings

In person/ virtual option

VIII. Adjournment – D. Mitchell motioned to adjourn, B. McGrath seconded. All approved.

Motion: Adjourn

Next Meetings 8.11.2021 (Governance) and 8.25.2021 (Board)