

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

1.	PROJECT:	\$141,000 2021 Work Plan	
2.	PREMISES:	City of Erie, Erie County, Pennsylvania	
3.	PERIOD TO:		July 31, 2021
4.	TOTAL WORK PLAN AMOUNT:		\$141,000.00
5.	PRIOR DISBURSEMENTS:		\$7,938.25
6.	CURRENT DISBURSEMENT REQUEST:		\$14,254.25
7.	UNDISBURSED BALANCE REMAINING:		\$126,745.75

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 December 11, 2019, (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 \$105,821.

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:

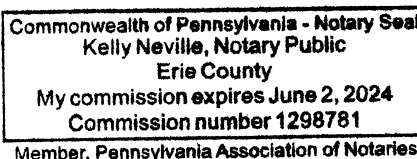
Kelly Neville

ERIE LAND BANK

By: [Signature]
Title: Executive Director

Sworn to before me this 23 day
of August, 2021.

Kelly Neville
Notary Public



(SEAL)

**ERIE LAND BANK
2021 WORK PLAN**



**ERIE
LAND BANK**

As of: July 31, 2021

		ECLB Funds	Co. Demolition	ELB Funds
Total Project Cost	\$ 500,000.00	\$ 141,000.00	\$ 336,000.00	\$ 23,000.00
Previous Requests	\$ 7,938.25	\$ 7,938.25		
Curret Request	\$ 14,254.25	\$ 14,254.25	\$ -	\$ -
	\$ 462,745.75	\$ 126,745.75	\$ 336,000.00	\$ 23,000.00

	<u>Acquisition</u>	<u>Demolition</u>	<u>Prop Mtc</u>	<u>Admin</u>
<u>March-May 2021 Expenses (Actual)</u>				
Erie Redevelopment Authority				
Property Appraisals	7,025.00			
Legal Costs				
Administration				913.25
TOTAL FUNDING REQUEST - June 2021				<u>\$ 7,938.25</u>
			Checks Received:	(7,938.25)
<u>June - July 2021 Expenses (Actual)</u>				
Erie Redevelopment Authority				
Legal Costs	11,394.25			
Administration				1,860.00
Property Maintenance- Board and seal (445 E 5th)			1,000.00	
TOTAL FUNDING REQUEST - June 2021				<u>\$ 14,254.25</u>



Invoice

July 31, 2021

TO: ERIE LAND BANK
626 STATE STREET, RM 107
ERIE PA 16501

DUE UPON RECEIPT

ADMINISTRATION & STAFFING SERVICES

March-May 2021 ELB Staff Services	\$1,868.30
Payment- July 2021	-\$913.25
June – July 2021 ELB Staff Services	\$2,725.21

TOTAL AMOUNT DUE

\$3,680.26

Please remit payment to:
Erie Redevelopment Authority
626 State Street, Rm 107
Erie, PA 16501

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

ATTN: AARON SNIPPERT
ERIE LAND BANK
ERIE REDEVELOPMENT AUTHORITY
626 STATE STREET ROOM 107
ERIE PA 16501

PAGE 1
8/04/2021
FILE 121-137
INVOICE
August 4, 2021

**ERIE LAND BANK PROPERTIES
July 2021**

ATTORNEY MONTHLY RETAINER FEE FOR EUGENE C. SUNDBERG, JR., ESQUIRE
SOLICITOR FOR THE ERIE LAND BANK FOR THE CITY OF ERIE

July 2021 (Monthly @ \$500.00) **\$500.00**

<u>Advanced Costs:</u> Satisfy Mortgage. Recorder of Deeds (Stairways, 128 E. 26 th St.)	58.75
File Certificate Discharge/Prothonotary (501 Cascade St. Discharge of Federal Tax Lien)	45.00
Release of Property/Recorder of Deeds (521 West 3 rd St. Release of Property)	18.50
Postal Service Charges/ IRS (445 E. 5 th St. Application to Release Federal Tax Lien)	9.25

Total **\$631.50**

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

ATTN: *Aaron Snippert, Executive Director*
 Erie Redevelopment Authority
 626 State Street, Suite 107
 Erie, PA 16501

Invoice
 Date: August 4, 2021

June 2021 Condemnations

Invoice for Costs:

<i>Property Owner</i>	<i>Property Address</i>	<i>Costs</i>
Theodore Burbules	1253 E. 26 th St. Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Margarett Barnett Lee McLaurin	2912 Pine Ave. Erie, PA	Title Search \$175.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 16.50
James M. Watford, Jr.	405 E. 7th St., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Melvin Easterling	1615 Parade St., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Gina Franco	620 Wayne St. Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Paul Katsadas William E. Kremer	814 Wayne St., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Estate of James F. Ewiak	1142 E. 21st St., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
Gabriel Zander Corder	2308 Camphausen St., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 8.25
ZAC Associates	2708 Downing Ave., Erie, PA	Title Search \$150.00
		Filing of Declaration \$137.75
		Recorder of Deeds Notice \$ 18.50
		Certified Mail \$ 24.75

Karen L. Washburn Cindy M. Zembroski	1958 Prospect Ave., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 16.50
Tony L. Hinton	2053 Warfel St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 8.25
Jesse D. Lockett Monique M. Lockett	336 E. 23 rd St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 33.00
Benjamin F. Mooney, III	102 E. 24 th St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 8.25
Ebony Welch	552 E. 24 th St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 8.25
Robert M. Sturdivant	524 E. 25 th St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 16.50
Peter J. Stull, Jr. Christina Ferrara	830 e. 25 th St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 57.75
Alique Jones	952 W. 11 th St., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 33.00
Joseph Wayne Darren D. Simmons	708 Payne Ave., Erie, PA	Title Search Filing of Declaration Recorder of Deeds Notice Certified Mail	\$150.00 \$137.75 \$ 18.50 \$ 16.50

TOTAL \$5,834.50

ERIE TIMES NEWS (advertisement all properties) \$3,976.75

ERIE COUNTY LEGAL JOURNAL
(advertisement all properties) \$1,055.25

TOTAL CURRENT INVOICED \$10,866.50

BALANCE DUE \$10,866.50

ATTORNEY EUGENE C. SUNDBERG, JR.

RULE'S CONSTRUCTION LLC

ESTIMATE

INVOICE # 202127
DATE: 08/03/2021

1831 W 27TH STREET
ERIE, PA 16508
814-384-9691p 814-403-0930p 814-315-0096f
RulesConstruction@yahoo.com

ERA
ERIE LAND BANK
445 EAST 5TH STREET
ERIE PA, 16507

DESCRIPTION	
<p>BOARD UP 13 REGULAR WINDOWS, 2 DOUBLE WIDE SLIDERS, AND 2 DOORS WITH OSB SHEATING INCLUDING LABOR AND MATERIALS</p>	TOTAL
	\$1,000.00
<p>SALES TAX</p>	
<p>TOTAL</p>	\$1,000.00