

#14

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:		<b>October 31, 2022</b>
4.	TOTAL WORK PLAN AMOUNT:		\$141,000.00
5.	PRIOR DISBURSEMENTS:		\$110,664.64
6.	CURRENT DISBURSEMENT REQUEST:		\$ <u>480.35</u>
7.	UNDISBURSED BALANCE REMAINING:		\$ 2,288.26

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 additional 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

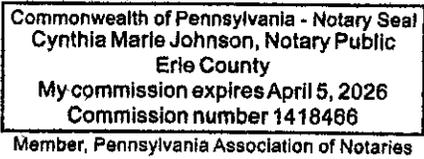
Mindy Kiehl

By: [Signature]  
Title: [Signature]

Sworn to before me this 9<sup>th</sup> day  
of November, 2022.

Cynthia Marie Johnson  
Notary Public

(SEAL)



**ERIE LAND BANK  
2021 WORK PLAN**



As of: October 31, 2022

	ECLB Funds	Co. Demolition	ELB Funds
Total Project Cost	\$ 500,000.00	\$ 336,000.00	\$ 23,000.00
Previous Requests	\$ 373,692.89	\$ 228,695.00	\$ 6,766.50
Current Request	\$ -	\$ 3,695.00	\$ -
	\$ 126,307.11	\$ 103,610.00	\$ 16,233.50

	Acquisition	Demolition	Prop Maint	Admin	Total
<b>October 2022 Expenses</b>					
Erie Land Bank					
Legal Costs				\$ -	0.00
Maintenance				\$ -	0.00
Environmental	\$ -	\$ -		\$ -	0.00
Administration (Website)				\$ -	0.00
Audit				\$ -	0.00
Administrative Fee (% of ACT 152 Invoice)					0.00
Administrative Fee (% of Demolition Invoice)		\$ 3,695.00		\$ 480.35	480.35
Administrative Fee (Filing Fees)					0.00
					0.00
<b>Redevelopment Authority of the City of Erie</b>					
Administration					0.00
Appraisals	\$ -				0.00
					0.00
<b>TOTAL FUNDING REQUEST - October 2022</b>					<b>480.35</b>



**Empire Excavation and Demolition, Inc.**  
 d/b/a Lipchick Demolition  
 10860 Donation Road  
 Waterford, PA 16441

# Invoice

Date	Invoice #
10/20/2022	353

<b>Bill To:</b>
Erie Land Bank 626 State Street Room #107 Erie, Pennsylvania 16501

<b>Service Location:</b>

Project		P.O. No.		Terms	
				Due on receipt	
Serviced	Description	Qty	Rate	Amount	
10/20/2022	Demolition and site restoration at the property located at 2053 Warfel Avenue Erie, Pennsylvania 16503	1	3,695.00	3,695.00	
ELB					
WP 2021					

*Thank you for your business.*

<b>Total</b>	\$3,695.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,695.00

Phone #	Fax #	Email	Website
(814) 490-6611	(814) 796-4625	empresnow@yahoo.com	www.empireerie.com

Admin. 13% = \$480.35

# INVOICE

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

adecker@redeveloperie.org



## Erie County Land Bank

### Bill to

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

### Invoice details

Invoice no. : 1036  
Invoice date : 11/9/22  
Terms : Net 30  
Due date : 12/9/22

Product or service	Amount
1. 11 Admin Fees	\$480.35
WP 2021 Admin fees_2053 Warfel Ave_demolition	
<b>Total</b>	<b>\$480.35</b>

**Redevelopment Authority of the City of Erie**

626 State Street, Room 107

Erie, PA 16501 US

8148701540

adecker@redeveloperie.org

# INVOICE

**BILL TO**

Erie Land Bank

150 East Front Street

Erie, PA 16507 United States

**INVOICE #** 1092

**DATE** 11/09/2022

**DUE DATE** 12/09/2022

**TERMS** 30 days

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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>11 Administration</b>	WP2021 Admin fees_2053 Warfel Ave_demolition	1	480.35	480.35

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BALANCE DUE

**\$480.35**