

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:		November 30, 2021
4.	TOTAL WORK PLAN AMOUNT:		\$141,000.00
5.	PRIOR DISBURSEMENTS:		\$50,503.36
6.	CURRENT DISBURSEMENT REQUEST:		\$16,766.11
7.	UNDISBURSED BALANCE REMAINING:		\$73,730.53

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:

ERIE LAND BANK

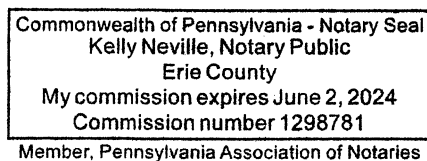
Kelly Neville

By: [Signature]
Title: Executive Director

Sworn to before me this 30 day
of November, 2021.

Kelly Neville
Notary Public

(SEAL)



ERIE LAND BANK 2021 WORK PLAN

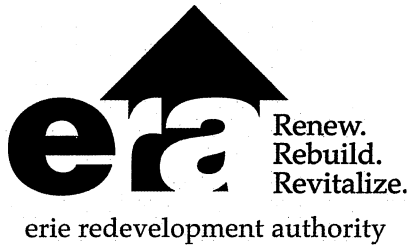


ERIE LAND BANK

As of: November 30, 2021

		ECLB Funds	Co. Demolition	ELB Funds
Total Project Cost	\$ 500,000.00	\$ 141,000.00	\$ 336,000.00	\$ 23,000.00
Previous Requests	\$ 50,503.36	\$ 50,503.36	\$ -	\$ -
Curret Request	\$ 147,469.86	\$ 16,766.11	\$ 123,937.25	\$ 6,766.50
	\$ 302,026.78	\$ 73,730.53	\$ 212,062.75	\$ 16,233.50

	<u>Acquisition</u>	<u>Demolition</u>	<u>Prop Mtc</u>	<u>Admin</u>
<u>March-May 2021 Expenses</u>				
Erie Redevelopment Authority				
Property Appraisals	\$ 7,025.00			
Administration				\$ 913.25
TOTAL FUNDING REQUEST - June 2021				<u>\$ 7,938.25</u>
			Checks Received:	(7,938.25)
<u>June - July 2021 Expenses</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 - August 2021				<u>\$ 14,254.25</u>
			Checks Received:	(14,254.25)
<u>August - October 15, 2021 Expenses</u>				
Erie Redevelopment Authority				
Legal Costs - Condemnation 13 of 18 properties	\$ 19,618.14			
Just Comp - 708 Payne Ave.	\$ 5,000.00			
Administration				\$ 3,692.72
TOTAL FUNDING REQUEST - October 2021				<u>\$ 28,310.86</u>
			Checks Received:	(28,310.86)
<u>October 16th - November 2021 Expenses</u>				
Erie Land Bank	\$ 6,766.50	\$ 123,937.25		
Legal Costs	\$ 500.00			
Administration				\$ 79.00
Erie Redevelopment Authority				
Administration				\$ 16,187.11
TOTAL FUNDING REQUEST - December 2021				<u>\$ 16,766.11</u>



Invoice

November 30, 2021

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

DUE UPON RECEIPT

ADMINISTRATION & STAFFING SERVICES

Previous Balance – 2021 Work Plan Staff Services	\$14,789.19
Payment- August 2021	-\$3,692.72
October 9 th – November 19, 2021 ELB Staff Services	\$16,607.34

TOTAL AMOUNT DUE

\$16,607.34

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

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10/27/2021

FILE 121-137
INVOICE
October 27, 2021

ERIE LAND BANK PROPERTIES
October 2021

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

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

Advanced Costs: None.

Total **\$500.00**