



Governance Committee Meeting

Erie County Land Bank

Jul 12, 2023 at 9:00 AM EDT to Jul 12, 2023 at 10:00 AM EDT

Meeting Details:

<https://us02web.zoom.us/j/8144401269?pwd=Z1FFaENxcTUvWVc0MVFMIVBNksyZz09>, +1 646 558 8656

Meeting ID: 814 440 1269

Passcode: ECLB2023

Agenda

Zoom Meeting ID: 870 2192 0410 Passcode: ECLB2023

I. Call to Order & Attendance

Committee: James Cardman, Brian McGrath, Jack Lee

Also: Jennifer Hirneisen, Christie Mahany, Krista Arnold

Absent: Christine Rush

II. Previous Meeting Minutes

Motion: Approve previous meeting minutes J. Cardman, with a second by J. Lee, all approved.

III. Solicitor Update

- A. 48 Miles squatters
- B. 22 Lincoln outstanding estate issues

IV. Unfinished & New Business

A. Property Updates

1. Demolition quotes

Motion: Approve the demolition quotes

2. 48 Miles Street, Union City

B. Proposed transfers

1. 59-61 W Main Street in North East

2. For approval at the next board meeting

46 Atlantic, Union City

Allison Avenue Lot, Millcreek

C. Lot pricing conflicts and proposed changes

1. Side lot pricing on lots over 100' frontage - changes needed

12009 Kerr Road - 165'x100.5 (average of \$132.75) with assessed value of \$40,700.

Minimum purchase \$20,350 vs. Sold for \$1,327.50.

40 W Bond - 111' frontage with assessed value of \$19,200. Minimum purchase \$9,600 vs \$1,110.

39 S Washington - 86'x122' (average of 104') with assessed value of \$19,400. Minimum purchase \$9,700 vs. \$1,040.

a. Proposed changes

- Removal of "over 100' frontage" designation.
- Addition of neighborhood lot category at \$25/ linear foot frontage and available to those within 500-1000 feet after 90-180 days
- Outliers can be individually priced in "Vacant Lot" category

C. Mahany will put together a proposed property fee sheet for the upcoming board meeting.

D. 457b Retirement Plan

Discussion about employees being fully vested. – C. Mahany will reach out to the PALBN and find out what other land banks are doing.

- Current employees
- Future employees (suggested 3 year cliff)

E. Nomination Committee Recommendations

Renominate current officers for continuity.

Push to fill vacant seats for 2024.

V. Adjournment

Motion: Adjourn by J. Lee, seconded by J. Cardman.

Upcoming meetings: July 26 (Board) & August 9 (Governance)