

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, 2022
4.	TOTAL WORK PLAN AMOUNT:		\$141,000.00
5.	PRIOR DISBURSEMENTS:		\$ 91,135.03
6.	CURRENT DISBURSEMENT REQUEST:		\$ 19,529.61
7.	UNDISBURSED BALANCE REMAINING:		\$ 30,335.36

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.

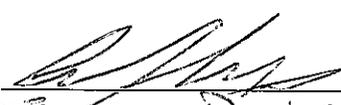
11. All Preconditions to Disbursement Have Been Satisfied. All conditions to the Disbursement which is to be made in accordance with this Disbursement Request (in addition to those conditions to which reference is made in this Work Plan Disbursement Request) have been met in accordance with the terms 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.

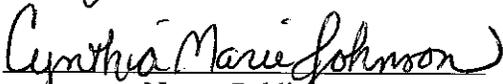
Witness:



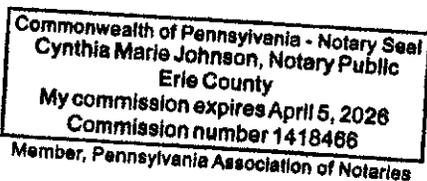
ERIE LAND BANK

By: 
Title: Executive Director

Sworn to before me this 22 day
of August, 2022.


Notary Public

(SEAL)



ERIE LAND BANK 2021 WORK PLAN



ERIE LAND BANK

As of: July 31, 2022

Total Project Cost	\$ 500,000.00	ECLB Funds	\$ 141,000.00	Co. Demolition	\$ 336,000.00	EIB Funds	\$ 23,000.00
Previous Requests	\$ 296,726.53		\$ 91,135.03		\$ 198,825.00		\$ 6,766.50
Current Request	\$ -		\$ 19,529.61		\$ 10,470.00		\$ -
	\$ 203,273.47		\$ 30,335.36		\$ 126,705.00		\$ 16,233.50

July 2022 Expenses	Acquisition	Demolition	Prop Maint	Admin	Total
Erie Land Bank					
Legal Costs	\$ 15,433.50			\$ 2,006.36	\$ 17,439.86
Maintenance			\$ 632.40	\$ 82.21	\$ 714.61
Environmental	\$ -				0.00
Administration (Website)				\$ -	0.00
Administrative Fee (% of ACT 152 Invoice)					0.00
Administrative Fee (% of Demolition Invoice)		\$ 10,470.00		\$ 1,361.10	\$ 1,361.10
Administrative Fee (Filing Fees)					0.00
Redevelopment Authority of the City of Erie					0.00
Administration	\$ 14.04				\$ 14.04
Appraisals	\$ -				0.00
					0.00
TOTAL FUNDING REQUEST - July 2022					19,529.61

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*

Redevelopment Authority of the City of Erie
626 State Street, Suite 107
Erie, PA 16501

Invoice

Date: August 16, 2022

June 2021 Condemnations

Invoice for Attorney Fees:

James M. Watford, Jr. 405-407 East 7th St., Basic Fee: \$1,500.00 *
Erie, PA

***This includes the anticipated Valuation Hearing to be set by Judge.**

Additional Fees:

Preparation of Response to Preliminary Objections; Attendance at argument on December 17, 2021 regarding Preliminary Objections; Filing of Petition to Establish Fair Market Value and Confirm Schedule of Payment; Preparation of Petition to Enforce Order of Contempt; Preparation of Petition for Writ of Possession; Preparation of Certification of Surety Bond; Preparation of Motion to Dismiss Appeal; Preparation of Appellee's Commonwealth Court Brief.

Additional Fee: \$5,000.00
Total: \$6,500.00

Outstanding Costs:

Hearing Transcripts \$ 33.75
Writ of Possession filing with Prothonotary 30.00
Writ of Possession/ Sheriff fees 300.00
\$363.75

TOTAL CURRENT INVOICED \$6,863.75

ATTORNEY EUGENE C. SUNDBERG, JR.

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*
Redevelopment Authority of the City of Erie
626 State Street, Suite 107
Erie, PA 16501

Invoice
Date: August 16, 2022

June 2021 Condemnations
Invoice for Attorney Fees:

ZAC Associates 2708 Downing Ave., Basic Fee: \$1,500.00
Erie, PA

Additional Fees:

Preparation of Response to Preliminary Objections and Brief in Support; Attendance at argument on October 4, 2021 regarding Preliminary Objections; Filing of Petition to Establish Fair Market Value and Confirm Schedule of Payment; Preparation of Appellee's Commonwealth Court Brief.

Additional Fee: \$3,000.00
Total: \$4,500.00

Outstanding Costs:
Hearing Transcripts from October 4, 2021 \$36.00

TOTAL CURRENT INVOICED \$4,536.00

ATTORNEY EUGENE C. SUNDBERG, JR.

INVOICE

Capital Fresh Landscaping

BILL TO

Erie Land Bank

INVOICE #

100

INVOICE DATE

08/04/2022

DESCRIPTION	AMOUNT
31 Properties	1,860.00
TOTAL	\$1,860.00

ELB WP 2022 = 1,227.60

ELB WP 2021 = 632.40



COPY

Thank you

TERMS & CONDITIONS

Payment is due



DOWNTOWN ERIE
 1401 STATE ST STE 100
 ERIE, PA 16501-9998
 (800)275-8777

06/21/2022

09:51 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.58
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Lake City, PA 16423
 Weight: 0 lb 0.40 oz
 Estimated Delivery Date
 Thu 06/23/2022

Certified Mail®
 Tracking #: 70211970000126222101

Total

\$4.33

\$1.36

First-Class Mail®
 Large Envelope

Waterford, PA 16441
 Weight: 0 lb 1.10 oz
 Estimated Delivery Date
 Thu 06/23/2022

Certified Mail®
 Tracking #: 70211970000126222095

Total

\$3.75

\$5.11

Grand Total:

\$9.44

Credit Card Remitted

\$9.44

Card Name: VISA
 Account #: XXXXXXXXXXXX4868
 Approval #: 610449
 Transaction #: 175
 AID: A000000031010
 AL: VISA CREDIT
 PIN: Not Required

Chip

 Every household in the U.S. is now
 eligible to receive a third set
 of 8 free test kits.
 Go to www.covidtests.gov

 Text your tracking number to 28777 (2USPS)
 to get the latest status. Standard Message
 and Data rates may apply. You may also
 visit www.usps.com USPS Tracking or call
 1-800-222-1811.

 Preview your Mail

ELB
 WP 2021

COPY

7021 1970 0001 2622 2095

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Domestic Mail Only

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NO OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$1.35

Total Postage and Fees \$5.11

Sent to _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4[®] _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 1970 0001 2622 2101

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.58

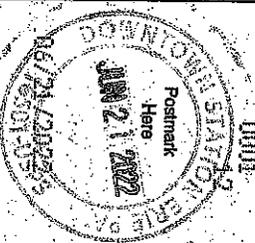
Total Postage and Fees \$4.33

Sent to _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4[®] _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





DOWNTOWN ERIE
 1401 STATE ST STE 100
 ERIE, PA 16501-9998
 (800)275-8777

07/18/2022 11:19 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.60
Waterford, PA 16441 Weight: 0 lb 0.30 oz Estimated Delivery Date Wed 07/20/2022			
Certified Mail®			\$4.00
Tracking #: 70220410000253806651			
Total			\$4.60

Grand Total: \$4.60

Credit Card Remitted \$4.60
 Card Name: VISA
 Account #: XXXXXXXXXXXX4868
 Approval #: 692032
 Transaction #: 521
 AID: A0000000031010
 AL: VISA CREDIT
 PIN: Not Required

Chip

 Every household in the U.S. is now eligible to receive a third set of 8 free test kits.
 Go to www.covidtests.gov

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device.



or call 1-800-410-7420.

412549-0001
 Receipt #: 840-51640354-3-5154818-2
 Mark: 10

7022 0410 0002 5380 6651

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box and fee amount):

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent to: 07/18/2022

Postmark Here

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7500-02-000-9047 See Reverse for Instructions

ELB 2021

DRS of Erie County, Inc.
 2218 East 30th Street
 Erie, PA 16510 US
 814-833-2000
 stacyb@drsoferie.com
 www.drsoferie.com

Invoice



BILL TO
2021-056-DEMO 626 State Street, Rm 107 Erie, PA 16501 USA

SHIP TO
2021-056-DEMO Aaron Snippet 1207 E 26th St Erie, PA 16504 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2021-183	10/01/2021	\$3,240.00	10/31/2021	Net 30	

P.O. NUMBER
Change Order

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Demolition	labor for additional services (3 men x 8hrs x 2 days)	48	50.00	2,400.00
	Demolition	Machine delivery fees	2	100.00	200.00
	Demolition	Moving cost: (16 x \$40)	16	40.00	640.00

BALANCE DUE

\$3,240.00

ELB WP 2021

Admin 13% =

+ 421.20

COPY

KC Transportation Inc.

INVOICE

3180 ROUTE 6
WATERFORD, PA 16441

PHONE: 814-796-6747
FAX: 814-796-2119

DATE	INVOICE NO.
5/16/22	22539

BILL TO:

*Erie Land Bank
626 STATE STREET
ROOM 107
Erie, Pa 16501*

*ELB
WP 2021*

PAYMENT DUE DATE
5/16/22

DATE	DESCRIPTION	QUANTITY	RATE	AMOUNT
	<i>DEMOLISH & DISPOSE & FILL-830 E. 25TH STREET</i>		<i>5,000.00</i>	<i>5,000.00</i>
			TOTAL	85,000.00

2% LATE CHARGE IF OVER 15 DAYS

Admin 13% = 650.00



10160 Old 99
McKean, PA 16426

Invoice

Date	Invoice #
8/8/2022	22-247
PA Contractor Reg # 4948	

Bill To
Erie Redevelopment Authority 626 State Street Room 107 Erie, PA 16501

ELB WP 2021

Phone

Description	Amount
<p>LOCATION: 1253 East 26th St. Erie, PA 16504 CONTACT: Mindy Kiehl 814-870-1554</p> <p>PROJECT: CONCRETE SIDEWALK Labor and material to remove 35' long x 6' wide of damaged section on the sidewalk. Clean and remove all debris. Reform and install 44" of concrete, broom finish and hand cut as needed</p> <p>This price does include all work & materials as listed in the description above. We clean up and remove all debris. There will be an extra charge for all extra requested materials or services.</p> <p>"The official registration # PA 4948 for Watkins General Contracting, Inc. can be obtained from the Pennsylvania Office of Attorney General's Bureau of Consumer Protection by calling toll-free within Pennsylvania 1-888-520-6680. Registration does not imply endorsement." The mandated registration required us to supply proof of workers comp, auto, liability insurance and the legal name and information about our business.</p> <p>This project has been completed. Please pay this invoice upon receipt. Thank you we appreciate your business.</p>	2,230.00

Accounts not paid within 30 days are subject to a 1.5% monthly finance charge.

Phone #	Fax #	E-mail	Total	\$2,230.00
814-476-1663	814-476-7799	dennis@watkinsgc.com	Payments/Credits	\$0.00
			Balance Due	\$2,230.00

Admin 13% = \$289.90

Erie Land Bank

626 State Street
 Room 107
 Erie, PA 16501

Invoice

Date	Invoice #
8/16/2022	45

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			8/16/2022			

Quantity	Item Code	Description	Price Each	Amount
	2021 WP	Marsh Schaaf LLP	4,033.75	4,033.75
	2021 WP	Marsh Schaaf LLP	6,863.75	6,863.75
	2021 WP	Marsh Schaaf LLP	4,536.00	4,536.00
	2021 WP	Admin fees for legal costs	2,006.36	2,006.36
	2021 WP	Capital Fresh Landscaping	632.40	632.40
	2021 WP	Admin fees for landscaping/maintenance	82.21	82.21
	2021 WP	USPS_certified mail	9.44	9.44
	2021 WP	USPS_certified mail	4.60	4.60
	2021 WP	Admin fees_DRS of Erie County_1207 E 26th St, Erie, PA	421.20	421.20
	2021 WP	Admin fees_KC Transportation_830 E 25th St, Erie, PA	650.00	650.00
	2021 WP	Admin fees_Watkins General Contracting_1253 East 26th Street, Erie, PA	289.90	289.90

Total \$19,529.61

Bill

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

Date	Ref. No.
08/16/2022	WP 2021 #11

Vendor
RACE Redevelopment Authority of the City of Erie 626 State St Room 107 Erie, PA 16501

Bill Due	08/26/2022
Terms	
Memo	WP 2021 #11

Expenses

Account	Memo	Amount	Customer:Job	Class
Adminstrative Fees	Admin fees for legal costs	2,006.36		
Adminstrative Fees	Admin fees for landscaping/maintenance	82.21		
Postage, Mailing Service	USPS_reimburse RACE	9.44		
Postage, Mailing Service	USPS_reimburse RACE	4.60		
Adminstrative Fees	Admin fees_DRS of Erie County_1207 E 26th St	421.20		
Adminstrative Fees	Admin fees_KC Transportation_830 E 25th St	650.00		
Adminstrative Fees	Admin fees_Watkins General Contracting_1253 E 26th St	289.90		

Expense Total : 3,463.71

Bill Total : \$3,463.71