

**Land Bank Board Meeting Minutes
Courthouse Annex Conference room
03/12/2020**

Meeting was called to order by: Bonnie Summers at 1:05 PM

In attendance:

- Vince Witherup-Board Member
- Albert Abramovic-Commissioner
- Samuel Breene-Commissioner
- Mike Dulaney-Commissioner
- Bonnie Summers-Chair
- Diona Brick-Fiscal
- Julie Thompson-Tax Claim
- Robert Walter-Assessment
- Barb Cisek McGarvey-Residential Representative
- Paul Calderone-Residential Representative
- Joshua Sterling-Planning
- Jason Ruggiero-Planning
- R Nancy Marano-Emlenton Borough
- Mary Swisher-Assessment
- William Moon Jr-City of Oil City
- Sheila Boughner-City of Franklin
- Barrie Brancato-Cranberry Township
- R Joseph Sporer-Sugarcreek Boro
- R Warren Thomas-Residential Representative
- R Dale Massie-Oil City Redevelopment Authority

Motion was made by Warren Thomas to accept last month's 2/13/20 meeting minutes, 2nd by William Moon; all in favor.

Treasurer's report: Given by Diona Brick

Fund 2770 (which is the Register/Recording fees monies) currently has a \$48,502.45 balance that must be used for demolition. The \$50,000.00 PHARE Grant money has been received and needs projects. 70% for demo and 30% for rehab.

Public Comment:

No public comment.

Old Business:

According to the Land Bank Act, the Board can contain 5-11 member, we currently have 13. Per Rich Winkler, our Solicitor, the problem can be if someone contested our votes on a motion if we have more than 11 members.

Warren Thomas volunteered to request to be an ad hoc member.

Bonnie will speak to Barb to see if she would like to continue on the Board.

Sheila and Bill's letter of interest to stay on the Board will be forwarded to us soon. Their three year term expires at the end of March.

Judicial Sale

Julie stated, at this time, she has letters of interest for the Land Bank to purchase property on behalf of the following Municipalities

Emlenton Boro-09,003.-009 Bowers, Christina 711 Chestnut St. and 09,003.-051..-000 Hindman, Clayton 504 Hill St. They will be requesting funds from the Land Bank to demolish both structures. Neither are fit for human occupancy,

Franklin-10,109.-042..-000 Lucas, David 603 – 10th St. They will be requesting funds from the Land Bank to demolish this structure. It has severe fire damage.

Sugarcreek-28,001.-083B.-000 Griffen Geer, Cheri and Wade 191 St Rt 427. They will not be requesting funds for demo. Chief Wenner spoke of drug use with repeated police calls for the last couple years, deplorable condition with no water or sewage, animals chasing neighbor's children and being hit by cars. It is unsafe and bringing the value of the homes around it down, however it is owner occupied. The Land Bank will speak to our Solicitor to see what our responsibilities may be since it is owner occupied.

Cornplanter-07,023.-044.-000 Barrett, Kathleen 120 Irwin Alley and 07,022.-023A.-000 Palmer, Constance 1304 Rt 227. They plan on removing these uninhabitable structures themselves.

Cranberry-08,042.-004.-000 Bechtel, Christopher and Rhonda 1147 E 2nd St. They will not be requesting funds. The official letter of interest will be coming.

Vince made a motion to approve the above purchases, 2nd by Bill Moon: all in favor

PHARE Grant

Josh states that he only has one PHARE Grant application from the 212 Hill Street property in Emlenton. The 2nd application he was expecting has not been submitted. Nancy stated that a tree fell and knocked off the electric box and damages a sewage pipe. Leaving them with no water or electricity. The condition of the property is continuing to decline and they need financial help to get back into the home. Commissioner Dulaney will contact our Housing Department to get an estimate and scope of work before the next meeting,

New Business

Mustard Seed is asking for reimbursement for a dumpster for work done on a community house on Colbert Avenue in the amount of \$465.00.

Diona Brick made the motion, 2nd by Bill Moon: all in favor

Warren stated that the Open House for the house on the Southside of Oil City went very well. The kids that worked on the house did the tours and there are three parties interested in it at this time. The owner's son said that he knew his mother would have been very happy with the project and the results.

Emlenton is possibly getting a brewery on Main Street.

Diona asked that since we voted to purchase properties at the Judicial Sale and the Franklin and Emlenton are requesting funds for the demolition are we approving those funds as well. Warren made a motion to allocate at least \$10,000.00 per property, Bill Moon 2nd: all in favor. Then it was discussed that we would need to make recommendations to the Commissioners to use County funds to pay for the demolitions and that we cannot make that decision. Josh, Diona, Sheila and Nancy will get together to get figures for the demo's for the next meeting.

Nancy would like us to research if the Land Bank is going to pay for the demo, should we just keep the property and resell it so we can recoup some of the money instead of the Municipalities doing it. We will speak to Rich Winkler about this.

NEXT MEETING:

April 9, 2020 at 1:00 PM in Conference Room 100

Meeting adjourned at 2:15 PM Motion made by Warren Thomas, 2nd by Bill Moon: all in favor

Submitted by:

Julie Thompson