

Land Bank Board Meeting Minutes Courthouse Annex Conference room

05/14/2026

Meeting was called to order by: William Moon at 1:34 PM

In attendance:

- ☒ Vince Witherup-Residential Representative
- ☒ Tim Heffernan-Commissioner
- ☒ Samuel Breene-Commissioner
- ☒ Ken Bryan-Commissioner
- ☒ Diona Brick-Fiscal
- ☒ Julie Thompson-Tax Claim
- ☒ Robert Walter-Assessment
- ☒ Mary Swisher-Assessment
- ☒ William Moon Jr- Chair
- ☒ Warren Thomas-Residential Representative
- ☐ Josh Sterling- VCRPC
- ☐ Amanda Power-City of Franklin
- ☒ Frank Pankratz
- ☒ Trenton Moulin

Motion was made by Ken Bryan to accept the 04/09/2026 minutes 2nd by Frank Pankratz, all in favor.

Diona-Introduction of Mike Anderson

Mike will be replacing Diona as the County Finance Director and as Treasurer of the Land Bank effective 5/4/2026.

Introduction of any guests: Regina Deloe-Cranberry Township, Beth Fisher-Emlenton Borough Jim Speth & Scott Kennedy-Sugarcreek Borough and Ron Gustafson-Oil City Council

Public Comment:

Ron Gustafson, Oil City Councilman stated he is looking into some programs to help with the blight and condemned properties within the city. He stated there are 125 condemned properties and around 250 vacant lots within the city over half of those lots are in Repository and 30 of those lots, being owned by the city, could be sold and transferred.

Ron stated that he has been looking into a program called "mow to own". The program states if the adjoining property owner agrees to mow and maintain the property for one year, the city will transfer title into their name.

Julie Thompson and Sam Breene stated that the Tax Claim Bureau will be willing to work with Ron to see what can be done to get some of these properties off of the Repository List.

Treasurer's Report

Diona Brick stated there is currently \$45,519.68 in the Register & Recorder's demo fund, however \$25,000 is encumbered for the possible demo of 1416 Liberty Street and \$1,000 for dumpsters bringing the remaining balance to \$19,519.68.

Frank Pankratz made a motion to accept the Treasurer's report 2nd by Vince Witherup; all in favor.

Old Business:

Update on 1416 Liberty Street:

Julie Thompson has been asked to reach out to Amanda Powers to get an update.

Planning-Grant updates

No update - Josh was not present.

Requests for purchase at the Judicial Sale

William Moon, Jr. read a letter from the City of Oil City requesting that the Land Bank purchase the following properties on behalf of the City of Oil City.

10 Manning Street, 13 E Third Street, 39 Plummer Street, 18 Plum Street, 8 Clearfield Street and 209 Halyday Street.

The letter stated that no requests are being asked for at this time for funding from the Land Bank.

Julie stated the only other request that was received was from Sugarcreek Borough for 120 Wilson Street, that request was approved at the prior meeting.

Sam Breene made a motion to accept the request from Oil City, 2nd by Ken Bryan; all in favor.

Amend the dumpster policy to include municipalities for clean-up days

Julie Thompson provided a copy of the amended dumpster rental policy to include municipalities for clean-up days.

A motion was made by Ken Bryan to remove line #7 from the policy and to keep line #3 so the municipalities can request a dumpster for a clean-up day, 2nd by Vincent Witherup; all in favor.

New Business

Land Bank attendee for the Judicial Sale on June 5th at 10:00 am

Diona Brink made a motion to approve William Moon, Jr. to represent the Land Bank at the Judicial Sale, 2nd by Trenton Moulin; all in favor

Renew the Land Bank's PA Housing Alliance membership for \$160.00.

Julie Thompson stated this is an organization out of Harrisburg that has a lot of excellent information on housing, Land Banks, landlords and webinars. All the Land Bank members have access to it.

A motion was made by Warren Thomas to continue the membership, 2nd by Diona Brick; all in favor.

Scott Kennedy-Resident of Sugarcreek Borough regarding 158 Nesbit Street

Scott stated this property is blighted; it has set empty since the owner passed away. Scott stated he would like to have it demo'd and a community garden put in. He has been to the Borough meetings and told there is nothing the Borough can do until an estate is opened up.

Scott was advised to attend a Land Bank meeting to see if there is anything that they could help with. Julie Thompson stated there are two years of delinquent taxes owed therefore it could be going through the next Upset Sale. Scott was advised he could attend that sale and potentially purchase the property then. We also told him that an estate has been filed in the Register of Wills office.

Sam Breene stated the Land Bank could not potentially get involved until the Judicial Sale in the spring of 2027, if the Sugarcreek Borough chooses to make this request.

Beth Fisher-Emlenton Borough

Council was asking if there is anything the Land Bank could do for 711 Kerr Ave. Beth stated it is a burnt-out shell, the current owner is incarcerated.

Julie Stated that there are 2025 taxes owed on the property as of now, therefore it will not go to sale to potentially September 2027. There is nothing the Land Bank can do at this time.

Next Meeting-October 8, 2026 at 1:30 PM

Motion to adjourned the meeting at 2:45 was made by Frank Pankratz 2nd by Diona Brick; all in favor
Submitted by Mary Swisher