

Land Bank Board Meeting Minutes Courthouse Annex Conference room

04/10/2025

Meeting was called to order by: at 1:00 PM

In attendance:

- ☒ Vince Witherup-Residential Representative
- ☐ Albert Abramovic-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

Motion was made by Vince Witherup to accept the 03/13/2025 minutes, 2nd by Warren Thomas; all in favor.

Introduction of any guests:

Debra Sobina-Oil Region Alliance, Kelly Ryan-City of Oil City, Yvonne Greene-Oil City Code, Robert Hines and Ralph Montgomery-Oil Region Rising and Alan Schiller-Oil City Redevelopment Authority

Public Comment: None

Debra Sobina, Oil Region Alliance, spoke about their plans for the JM Eagle Brownfield.

Debra stated the plan for that property is to clean up the property, demolish the building and take care of any brownfield. She stated they would like the property to be turned into a playground with a pavilion, however nothing has been decided on the future of the property as of yet. The main concern is getting it cleaned up and sending surveys out to the residence to see what they feel is needed for that neighborhood.

Treasurer's Report

Diona Brick stated there is currently \$58,075.14 in the Register & Recorder's demo fund; \$9,746.00 of that is encumbered for a demo in Oil City. Leaving an estimate of \$48,329.14.

Sam Breene made a motion to accept the Treasurer's report 2nd by Ken Bryan; all in favor.

Old Business:

Any interest in the two open positions on the board?

Julie Thompson stated she has not received any letters of interest as of yet.

Review the press release for new board members.

Julie Thompson provide a copy of the press release, it was advised to shorten the article for the paper by eliminating the second paragraph and hold a training session for anyone that has questions and interested in joining the Land Bank.

Planning-Grant updates

No one from Planning was in attendance, table until next meeting.

Interest in Judicial sale properties:

Julie Thompson stated she has received requests for the Land Bank to obtain the following properties on behalf of the municipalities and organizations.

- City of Oil City requesting 69 Grove Avenue. The fire department will use this house as part of their training, therefore the city if not requesting funds to have the house demo'd.
- Yvonne Greene requesting 41 East Bissell Ave, 12 Mineral Street and 611 Bissell Ave. Yvonne stated that there would be requests made for funding for demolition of these properties. Yvonne stated she would need to check with the City of Oil City to see if they are interested in obtaining these properties, she will be reaching out to them at their monthly meeting April 14, 2025. Yvonne did obtain a quote from Klapec to demo these three houses for \$44,750.
- Oil City Redevelopment Authority requesting 14 Wilson Ave. Alan stated they would be requesting funding for demolition. Alan stated he is currently waiting on quotes for demolition.
- Emlenton Borough requesting 612 Kerr Street. They are also requesting funds for demolition. They did provide one bid for \$18,000.
- Oil Region Alliance requesting 218 Elm/219 Seneca Street. They will not be asking for funding, as they are planning to use grant money to rehabilitate the building, move the Main Street manager into one of the storefronts, allow the current rental tenants to stay and then seek a tenant to open a restaurant again in it.

A motion was made by Sam Breene to accept the request for 69 Grove Ave and 218 Elm Street since there will not be a request for additional funding for either of these properties. Sam made a motion that the other requests be tabled until next meeting giving Yvonne the chance to get verification from the City of Oil City that they are in agreement to obtain the three properties until funding is available for demolition and to talk with Josh Sterling from Planning to see if there is any other funds that can be used for demolition. The motion was approved by Warren Thomas, 2nd by Ken Bryan; all in favor.

Update on the demo's in Oil City

Julie stated both houses have been demolished and the vacant lots are owned by Oil City Redevelopment Authority.

Next Meeting-May 8, 2025 at 1:00 PM

Motion to adjourned the meeting at 2:30 was made by Ken Bryan 2nd by Warren Thomas; all in favor

Submitter by
Mary Swisher