

Land Bank Board Meeting Minutes Courthouse Annex Conference room

07/10/2025

Meeting was called to order by: William Moon, Jr 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
- ☒ Frank Pankratz
- ☒ Trenton Moulin

Motion was made by Warren Thomas to accept the 06/12/2025 minutes, 2nd by Vince Witherup; all in favor.

Introduction of any guests:

Dennis Tobin-Planning Director

Public Comment: None

Treasurer's Report

Diona Brick stated there is currently \$43,964.84 in the Register & Recorder's demo fund, however \$43,750 is encumbered for the demo of 14 Wilson Avenue and 612 Kerr Street. Diona stated that amount may lower once these properties are listed for rebid. She stated there has only been one bid for both of these properties so far.

Vincent Witherup made a motion to accept the Treasurer's report 2nd by Robert Walter; all in favor.

Old Business:

Planning-Grant updates

Josh Sterling stated that the Land Bank was granted \$300,000 for the PHARE grant which he stated will be used to rehabilitate four homes and if there is any left, they will look into doing more.

Josh also shared a printout of the housing rehabilitation program stated that there are currently four houses in the intake phase, four in the inspection phase two in the construction phase and two in the completed/canceled/denied phase.

Results of the Judicial Sale properties:

Julie Thompson stated that the Land Bank purchased four properties at the Judicial sale. She stated the deeds will be recorded July 25 putting the properties into the Land Bank's name and then the deeds will be recorded July 28 transferring the properties into Emlenton Borough, the City of Oil City, the ORA and the OCRDA.

New Business

Julie stated that there was a request from Larry & Eddeana Beach to have the Land Bank demo the dwelling on 519 Colbert Ave and then they will purchase the vacant land from Repository for \$600.00. They own the neighboring parcels and are up to date on their taxes.

This will be reviewed again once there is more funding available.

Next Meeting-August 14, 2025 at 1:00 PM

Motion to adjourned the meeting at 1:30 was made by Vince Witherup 2nd by Diona Brick; all in favor

Submitter by Mary Swisher