

City of Erie  
Historic Preservation Task Force  
Regular Meeting Agenda  
October 9, 2019

A regular meeting of the Erie Historic Preservation Task Force will be held Wednesday, October 9<sup>th</sup>, 2019 at 3:30 pm in Room 500 of the City of Erie Municipal Building, 626 State Street, Erie, PA 16501

1. Call to Order/Roll Call

<i>Member</i>	<i>Present</i>	<i>Absent</i>
Emily Aloiz	X	
Dave Brennan	X	
Melissa Hake	X	
Elizabeth Kelly	X	
Melinda Meyer	X	
Chuck Scalise	X	
Mark Steg	X	

Advisory Committee Members: K. Wyrosdick, M. Kloeker, J.Tushak, B. Callahan  
Guests: Joe Persinger, Nicole Ritzelle, Scott Henry

Chairman Brennan called the meeting to order at 3:40pm

2. Approval of Minutes from regular meeting of September 9<sup>th</sup>, 2019.

Edits required:

“L. Kelly” should be L. Allen on page 2.

E. Kelly said Erie doesn’t need another advocacy group that would be polarizing, not M. Hake.

Melinda Meyer’s name does not include a “s”.

3. New Business

- a. Presentation from ERA Director Scott Henry regarding blight review and the functions of the ERA and Erie Land Bank

PA gives ERA power to condemn a property and seize it by eminent domain to take control of properties. 127 blighted properties in the city have been voted by a committee as blighted as defined in the urban redevelopment law. They are eligible for condemnation. The city planning commission must approve the acquisition and three public meetings are required. The city must pay just compensation for the property, although leans must be paid first. They evaluate if it is economically feasible to rehabilitate. There is one or two rehabilitation projects a year. 95% are demolitions. Historic significance is not considered by the blight board, but all demolitions are submitted to the SHPO.

The land bank does not have eminent domain, but can intercede in the tax sale process. It can convey the property to a community group. BEST and Our West Bayfront work with the Land Bank.

B. Callahan said that demolitions at a state level are determined by the remaining historic character of the property. The more data they have up front, the better. A preservation plan can help to prioritize code enforcement.

M. Meyer noted that a historic survey is very important in conjunction with blight mitigation.

b. Training on economic development tools for historic preservation – Bill Callahan

There remains a perception that historic preservation is opposed to economic development. Preservation is about imposing a design ethic on new construction and rehabilitation. It is a management tool.

Preservation projects tend to be local in labor, material and tax revenue.

Residential properties will stabilize and even increase when the neighborhood has a preservation design ethic. There is investment protection.

Historic commercial business districts generate reinvestment in the area. The main street program is the best economic strategy for a small commercial district. It understands the local dynamics and market principles of a local main commercial district.

Millennials and baby boomers, and creative class want to live in a place with authentic character, access to recreation, technology, transportation and have made sustainable development a priority.

Embedded energy within an existing building makes the reuse of an existing building the most sustainable building practice.

Heritage tourism is an untapped gold mine in Erie. Corridors, communities, landscapes and streetscapes create an experience for travelers; not just buildings.

Funding:           Rehabilitation tax credits: state and federal

                          Grants: Preservation Construction Grants, Projects Grants, Keystone Grants

                          There are 44 Certified Local Governments (CLG) in PA. PASHPO have incentives for CLGs.

Historic Preservation guidelines are needed so that corporations such as McDonalds can conform.

c. City updates

K. Wyrosdick attended a SHPO board meeting. There will be a dedicated tab on the City's website for historic preservation.

4. Old Business
  - a. Review of Taskforce Goals and Objectives

5. Adjourn  
The meeting adjourns at 4:51pm