

**ELSMERE LAND BANK
MEETING MINUTES
JULY 13, 2017
ELSMERE TOWN HALL
5:00 p.m.**

CALL TO ORDER: Chairman John Jaremchuk called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:

ROLL CALL:

CHAIR	JOHN JAREMCHUK, JR	PRESENT
VICE CHAIR	RONALD RUSSO	PRESENT
SECRETARY	ANDREW FAVREAU	ABSENT
TREASURER	CHARLES MCKEWEN	PRESENT
DIRECTOR	STEVEN BURG	ABSENT
DIRECTOR	ROBERT KACPERSKI	PRESENT
DIRECTOR	SALLY JENSEN	PRESENT
DIRECTOR	ROBERT GOERLITZ	ABSENT

Town Solicitor, Edward McNally – Present
Town Manager, John Giles – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Minutes of the April 13, 2017 Elsmere Land Bank Meeting

ACTION: A motion was made by Vice Chair Russo to approve the minutes of the April 13, 2017 meeting with no corrections. The motion was seconded by Treasurer McKewen.

VOTE: 4-0 with 1 Abstained and 3 Absent Motion Defeated

Director Jensen stated that she abstained due to being absent from the April 13th meeting.

Town Manager John Giles stated that due to the fact that the minutes failed to receive 5 votes in favor, they must be approved at the next meeting.

OLD BUSINESS:

The Board received an update from Town Solicitor Edward McNally concerning the use of receivership.

Mr. McNally stated that he believes the next step is to take the list of properties provided by the Town Manager and provide it to a Realtor. That Realtor would visit the properties and advise which of the properties have the top sale potential. Those properties would then become the target properties. Once the properties have been identified, we would file for receivership of the first property. He advised that Steve Larrimore could be a potential partner on the real estate side. He has done some research and believes that the Board should reach out. He has had a preliminary discussion with Mr. Larrimore who expressed interested in this project. He would like the Board to designate a representative to meet with Mr. Larrimore.

Chairman Jaremchuk stated that he has known Mr. Larrimore for a number of years and would be willing to meet with him.

Director Jensen stated that she would also be willing to meet with Mr. Larrimore to identify properties.

Mr. McNally stated that he would send an email to the Board and include Mr. Larrimore to set up a time to meet.

Update from Director Bob Goerlitz regarding the status of the business plan.

Chairman Jaremchuk stated that this will have to wait since Mr. Goerlitz is absent.

NEW BUSINESS:

Discussion regarding the path forward for the company.

Chairman Jaremchuk stated that he visited the property at 504 Junction Street at the recommendation of the Code Enforcement Department. The starting bid at Sheriff Sale was \$55,000.00 and the property required too much work.

Director Jensen asked if we should start looking for a contractor who is willing to partner for the renovations.

Chairman Jaremchuk stated that the board had previously spoken with Jason Meyers regarding a potential partnership. However, he agrees that it is time to look at a partnership with a contractor. He will contact him to discuss giving a presentation at the next meeting.

Mayor Thompson stated that he also knows a contractor and recommended Mr. Kevin Riley to be considered. He stated that he would forward Mr. Riley's contact information to Chairman Jaremchuk.

ITEMS SUBMITTED BY BOARD MEMBERS: None

PUBLIC COMMENT:

Mayor Thompson stated that he would like to see more progress moving forward with this Land Bank. There have been a number of meetings where the same topics are discussed, but no properties have been acquired and some policies are still not in place.

Mr. McNally stated that unfortunately receivership is not a quick process because it does require a court hearing to appoint a receiver. Therefore, the timelines are often at the will of the Court System.

At this time there was a lengthy discussion regarding the timelines involved in using the receivership process and that receivership will not be enough to sustain the company. The board will have to use multiple methods to obtain a property including sheriff sales. In addition, there was a brief discussion regarding whether certain positions on the Board are inherent to council positions or once appointed can they remain on the Board without remaining a member of Council.

It was decided that Mr. McNally would research the by-laws regarding committee makeup and appointments. In addition, he would look into whether the committee was subject the requirements of FOIA.

ADJOURNMENT:

ACTION: A motion was made by Vice Chair Russo to adjourn. The motion was seconded by Chairman Jaremchuk.

VOTE: 5-0 with 3 absent All-in-Favor Motion carried

These minutes summarize agenda and other issues discussed at this Board Meeting. Votes are recorded accurately. The audio recordings of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio recordings may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

JOHN JAREMCHUK
CHAIR

ANDREW FAVREAU
SECRETARY