

**ELSMERE LAND BANK
MEETING MINUTES
AUGUST 10, 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	PRESENT

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 Director Jensen to approve the minutes of the April 13, 2017 meeting with no corrections. The motion was seconded by Vice Chair Russo.

VOTE: 6-0 with 2 Absent All-in-favor Motion Carried

Minutes of the July 13, 2017 Elsmere Land Bank Meeting

ACTION: A motion was made by Director Jensen to approve the minutes of the July 13, 2017 meeting with no corrections. The motion was seconded by Chairman Jaremchuk.

VOTE: 6-0 with 2 Absent All-in-favor Motion Carried

OLD BUSINESS: None

NEW BUSINESS:

Chairman Jaremchuk updated the Board regarding activity since the last meeting. .

Chairman Jaremchuk stated he, Treasurer McKewen and Director Jensen met with Mr. Steve Larrimore and several members of the Town Staff. During these meetings, they completed 5 site visits to properties within Town. He presented detailed notes from those visits and concluded that the company should pursue obtaining 112 Washington Avenue.

Director Jensen asked if there was a list of requirements from the Courts to file for receivership.

Town Solicitor Edward McNally stated that since there have been no filings for receivership; he has not met with the chancellor. However, the following things will be needed at a minimum:

- Petition the Court.
- Notify all members in the chain of title.
- Appear before the judge.

He further stated that this will likely be a 6 month process, and that the company should continue to pursue other properties during this process.

In addition, after the site visits, there was a discussion about submitting a request to the Council to offer some type of tax waiver for First Time Home-Buyers who purchase their properties from the company.

Chairman Jaremchuk asked for a detailed contact report from Community Champions for the property 112 Washington Ave.

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

Director Goerlitz gave an overview of the status of the business plan and indicated that progress is slow. He further stated that he needs further guidance from the Board regarding the logistical and legal processes of the business plan.

Town Solicitor McNally stated that he likely has the answers to the questions that are remaining. He asked Director Goerlitz to send him the business plan documents, and stated that he would take that information to submit a proposed business plan to the Board at the September meeting.

At this time Vice Chairman Russo left the meeting.

ITEMS SUBMITTED BY BOARD MEMBERS:

Chairman Jaremchuk presented a proposed consulting agreement with Mr. Steve Larrimore. This agreement would have Mr. Larrimore offer advice regarding which properties to pursue, at no cost. In return, the Board would designate Mr. Larrimore as the Realtor to be used for the sale of properties. At no time shall Mr. Larrimore incur any fees in excess of \$100.00 without prior approval by the Board.

ACTION: A motion was made by Chairman Jaremchuk to approve the Consulting Agreement with Steve Larrimore. The motion was seconded by Treasurer McKewen.

VOTE: 5-0 with 3 Absent All-in-favor Motion Carried

At this time there was a brief discussion regarding the need to have Board member re-appointments completed in September or October. In addition, Town Manager John Giles stated that he believes that the by-laws may call for an annual report to be submitted to the Council.

PUBLIC COMMENT: None

ADJOURNMENT:

ACTION: A motion was made by Treasurer McKewen to adjourn. The motion was seconded by Director Jensen.

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