

**ELSMERE LAND BANK
MEETING MINUTES
April 12, 2018
ELSMERE TOWN HALL
5:00 p.m.**

CALL TO ORDER: Chairman John Jaremchuk called the meeting to order at 5:10 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	ABSENT
SECRETARY	SALLY JENSEN	PRESENT
TREASURER	CHARLES MCKEWEN	PRESENT
DIRECTOR	TED PFIRRMANN	PRESENT
DIRECTOR	VACANT	
DIRECTOR	VACANT	
NON VOTING MEMBER	ROBERT GOERLITZ	PRESENT

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

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Minutes of the February 08, 2018 Elsmere Land Bank Meeting

ACTION: A motion was made by Director Pfirrmann to approve the minutes of the February 08, 2018 meeting with no corrections. The motion was seconded by Director McKewen.

VOTE: 4 in favor and 1 absent with 2 vacant Motion Carried

OLD BUSINESS: None

NEW BUSINESS:

Status report from Chairman Jaremchuk

Chairman Jaremchuk stated that there is not much to report since the Board is waiting for the outcome to the grant application for the Community Development Block Grant (CDBG) program.

Status report from Mr. McNally

Mr. McNally stated that originally the Land Bank was going to acquire properties through vacant and foreclosure sales; however, they were outbid most of the time. The end result was that there were seven properties that the Land Bank decided to pursue as a receivership. These properties needed to meet two criteria:

1. They were abandoned with serious code violations;
2. They owed the town a substantial amount of money.

Mr. McNally further stated that since then notices have been sent to each of the properties. Two of the properties have transferred to a new owner or are about to be transferred, two of the properties have paid in full, and one of the properties has paid the taxes but not the Code fines. Altogether, \$21,000 in back taxes and fines have been paid to the town.

Mr. McNally began a discussion about each of the remaining properties:

- 203 Bungalow Avenue – The bank has refused to pay the code fines in the amount of \$2,188 and that the property is not a blight on the neighborhood, but it is also not a shining star on the neighborhood either.
- 1005 Baltimore Avenue – There are currently no code violations at the property and they may be paid in full.
- 2122 Seneca Avenue – Since the last meeting, they have paid in full.

A lengthy discussion followed about each of the properties.

- 203 Bungalow Avenue

Chairman Jaremchuk stated that he has gone past each of the properties and that 203 Bungalow Avenue appears to be empty and in fair condition from the outside. Mr. McNally stated that he expects the bank to fight receivership for this property.

Mr. McNally explained that in the case of a sale with a receivership, the order of distribution of the proceeds is:

1. Costs of receivership
2. Town of Elsmere
3. Lien holder

Chairman Jaremchuk suggested that the bank is notified one more time that the property is going into receivership if they do not pay in full.

ACTION: A motion was made by Chairman Jaremchuk to give the bank one more warning that the land bank will proceed with receivership if the balance owed is not paid in full. The motion was seconded by Director McKewen.

Director Pfirrmann expressed concerns about the condition of the property and the costs that would be involved.

VOTE: 4 in favor and 1 absent with 2 vacant Motion Carried

- 1005 Baltimore Avenue

Chairman Jaremchuk stated that the condition of the property at 1005 Baltimore Avenue was also fair and he noticed a “For Sale” sign in the back.

Mr. McNally stated that he has written to Charlotte Ramey and the letter was returned to him. Mr. McNally also stated that at the time that he last checked, there was \$890 in back taxes owed on the property and offered to check on the status of the estate.

Director Jensen stated that she has been inside when the previous occupant lived there and that the interior needed updating.

- 2122 Seneca Road

Mr. McNally stated that they have paid the entire balance of over \$8,000 to bring the property tax current. Chairman Jaremchuk stated that you could not tell the condition from the outside when he visited the property, but that he noticed there was work being done.

Mr. McNally stated that he had spoken with John Giles and learned that there were few abandoned properties left in town. Mr. McNally further stated that Elsmere has the lowest crime rate, has less problem properties than Wilmington, and is very well run.

ITEMS SUBMITTED BY BOARD MEMBERS: None

PUBLIC COMMENT: None

ADJOURNMENT:

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

VOTE: 4 in favor and 1 absent with 2 vacant 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
CHAIRMAN

SALLY JENSEN
SECRETARY