ELSMERE LAND BANK MEETING MINUTES August 09, 2018 ELSMERE TOWN HALL 5:00 p.m.

CALL TO ORDER: Chairman John Jaremchuk called the meeting to order at 5:05 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	SALLY JENSEN	PRESENT
TREASURER	CHARLES MCKEWEN	PRESENT
DIRECTOR	LEON BACKER	PRESENT
DIRECTOR	TED PFIRRMANN	PRESENT
DIRECTOR	CHRIS VARNEY	ABSENT
NON VOTING MEMBER	ROBERT GOERLITZ	PRESENT
DIRECTOR DIRECTOR	TED PFIRRMANN CHRIS VARNEY	PRESENT ABSENT

Town Solicitor, Edward McNally – Present

Town Manager, John Giles – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Minutes of the July 12, 2018, Elsmere Land Bank Meeting

ACTION: A motion was made by Director Jensen to approve the minutes of the July 12, 2018 meeting with no corrections. The motion was seconded by Chairman Jaremchuk.

VOTE: 6 in favor with 1 absent Motion Carried

OLD BUSINESS:

None

NEW BUSINESS:

Status report from Chairman Jaremchuk.

Chairman Jaremchuk stated that he had nothing new to report and would like to move forward to Mr. McNally's report.

Status report from Mr. McNally

Mr. McNally referenced the letter and email he had sent to the Board regarding the request for receivership and that a hearing has been scheduled for August 23, 2018. The lawyer representing the mortgage company has contacted him and requested an extension for the servicer to respond. Mr. McNally explained that the court is usually reluctant to appoint a receivership, that considering the legal fees and the judge's reluctance especially when the mortgage company is promising to fix up the property, the better course is to postpone the hearing, get it in writing from the mortgagee, and monitor. On the other hand, a receivership allows you to go inside the residence. Mr. McNally stated that the letter from the mortgage company did not mention anything about interior repairs, but that the attorney believes they will be doing these repairs as well. Mr. McNally further stated that the Town's patience is going to get taxed all over again should they decide to go this route; however, receivership is going to take some time to get the needed repairs done.

Mr. McNally further explained that there is also the issue with expenses and the Town is not entitled to reimbursement until they are appointed receivership. He then asked the Board for direction.

Director Jensen asked who will do the monitoring. Mr. McNally replied that the Town will probably monitor and report.

ACTION: A motion was made by Chairman Jaremchuk to continue the hearing, get the mortgage company to fix up the property and reimburse all of the fees. The motion was seconded by Director McKewen.

Mr. McNally stated that he would continue to report to the Land Bank and that the mortgage company's request is for 30 days in order to get the process started.

Chairman Jaremchuk stated that it would be easier this way rather than going to receivership. Director Jensen stated that she is concerned the court could turn down the receivership. Mr. McNally stated that it strengthens the case for the Land Bank if they agree to the postponement and the mortgage company defaults on the agreement.

VOTE: 6 in favor with 1 absent Motion Carried

Mr. McNally stated that he has prepared a filing for 505 Junction Street but has not filed yet. He recommended that they wait to see if Bungalow Avenue is settled and then file a petition for 505 Junction Street. Chairman Jaremchuk stated that in his opinion they should start proceeding. A short discussion followed.

ACTION: A motion was made by Director Backer to follow Mr. McNally's recommendation to proceed with the filing on 505 Junction Street. The motion was seconded by Director Jensen.

ACTION: The motion was amended by Director Backer to wait until 203 Bungalow Avenue is postponed next week. The amended motion was seconded by Director Jensen.

VOTE: 6 in favor with 1 absent Motion Carried

ACTION: A motion was made by Chairman Jaremchuk to schedule future meetings at 5:30 p.m. The motion was seconded by Director Jensen.

VOTE: 6 in favor with 1 absent Motion Carried

ITEMS SUBMITTED BY BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Director Russo to adjourn. The motion was seconded by Director Backer.

VOTE: 6 in favor with 1 absent 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 SALLY JENSEN
CHAIRMAN SECRETARY