

**ELSMERE LAND BANK
MEETING MINUTES
May 10, 2018
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	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 – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

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

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

VOTE: 5 in favor with 2 vacant Motion Carried

OLD BUSINESS: None

NEW BUSINESS:

Status report from Chairman Jaremchuk.

Chairman Jaremchuk stated that he had submitted a grant application to New Castle County requesting a block grant of \$60,000 and, although he has not been officially notified of the outcome, he has learned of those who were awarded by checking online. Chairman Jaremchuk further stated that when he and Director Pfirrmann attended the pre-

application meeting, he noted that many in attendance were applying for a continuation of the grant previously awarded. He is still waiting for an official notification that the Land Bank was not awarded a grant.

A discussion followed about the applicants who were awarded grants. Chairman Jaremchuk read the list of recipients, as follows:

- ARC of Delaware, \$80,000
- Connections Community Support Program, \$200,000
- Diamond State CLT, \$50,000
- Our Lady of Grace Homes, Inc., \$200,000
- Interfaith Community Housing of Delaware, \$105,000

Chairman Jaremchuk noted that Interfaith Community Housing of Delaware has recently been under fire in the News Journal for doing things such as not paying people for their work. Director Jensen added that they are also doing work at staff members' homes. Chairman Jaremchuk stated that the total awarded was \$635,000.

Chairman Jaremchuk listed the regular CDBG recipients, as follows:

- New Castle County Police, \$15,000
- Rosehill Community Center, \$5,400
- Tech Impact, \$10,000
- United Cerebral Palsy, \$10,000
- Warriors Helping Warriors, \$5,000
- Wilmington Senior Center, \$10,000
- YWCA of Delaware, \$15,000
- Housing Alliances of Delaware, \$24,000
- Family Promise of Northern Delaware, \$20,000
- Ministry of Caring, \$10,000
- Salvation Army, \$10,000
- YWCA of Delaware, \$20,000
- Family Promise of Northern Delaware, \$90,000

Town Manager John Giles stated that the first time applying is difficult and, in his experience, it takes about three years to be successful.

A discussion followed about the grant application that was filed by the Land Bank. Chairman Jaremchuk stated measurable outcomes were a large factor with the federal grants that he has done in the past. However, with this grant application, he was unable to include a measurable outcome and had to remain vague in this regard. Chairman Jaremchuk further stated that the basic goal is to improve the neighborhood.

Town Manager Giles stated that they should continue to apply next year and the year after until a grant is awarded. Director Jensen stated that may be it will help once the Land Bank has a property behind them.

Status report from Mr. McNally

Mr. McNally gave a status update regarding the property at 203 Bungalow Avenue stating that it is one of the properties that they have been reviewing and that the other properties have either paid their taxes or put the property up for the sale.

Mr. McNally stated that the mortgage company for 203 Bungalow Avenue has paid the back taxes but has refused to pay any Code fines. Mr. McNally stated that Code visited the property on the eighth of the month and that the property is a disgrace and they are being stone-walled by the mortgage company and the property manager.

Director Pfirrmann inquired whether anyone has any idea what the interior looks like.

Chairman Jaremchuk stated that he hasn't seen any of the pictures but he is ready to go to receivership.

Mr. McNally stated that if he was one of the neighbors and had to live next door to that, he would be very upset.

A discussion followed about the condition of the home and how to proceed. Directors Pfirrmann and Jensen agreed that many of the issues appear to be superficial and cosmetic.

Town Manager Giles stated that when Code visited the property recently, six Code violations were issued and that the property is in the repeat public nuisance violation realm. Town Manager Giles further stated that the normal process is to abate the violations but that costs money to the Town and then the money is sitting there. He also stated that this is the perfect property for the Land Bank.

Director McKewen noted that it appears that the neighbors are not complaining about the property. Town Manager Giles stated that if the Land Bank does not take the property then the Town might try to take it instead.

ACTION: A motion was made by Director Jensen to proceed with receivership. The motion was seconded by Chairman Jaremchuk.

VOTE: 5 in favor with 2 vacant Motion Carried

Chairman Jaremchuk stated that they have to send the bank a notice of the intent for receivership and also suggested sending notice to the former owners.

ACTION: A motion was made by Chairman Jaremchuk to ask Council to appoint Leon Backer and Chris Varney. The motion was seconded by Director Jensen.

VOTE: 5 in favor with 2 vacant Motion Carried

