

LANCASTER PROPERTY REINVESTMENT BOARD
SEPTEMBER 8, 2016
MINUTES

The Lancaster Property Reinvestment Board held a regularly scheduled meeting on September 8, 2016 at 5:30 p.m. in the City's Commission Room of the Annex of City Hall, 120 North Duke Street, Lancaster, Pennsylvania.

Members Present: Karen Bousquet, Amy Fields, Christina Diehl, Lagena Wright

Excused: James Reichenbach

City Staff: Darren Parmer, Elyse Poy, Jesus Vega

Guests: David Garpstas, Jeff Groff, William McMichael, Luis Ortega, Alain Sanchez, Joe Younger

APPROVAL OF MINUTES

Ms. Bousquet called the meeting to order. Ms. Diehl made a motion to approve the August 11, 2016 minutes as submitted. Ms. Fields seconded the motion and the Board unanimously approved.

CORRESPONDENCE

There are correspondences that will be discussed as the properties appear on the agenda.

OLD BUSINESS

1. **627 Fifth Street 629:** Mr. Luis Ortega addressed the Board and informed them that the work will be completed in another month. Ms. Fields made a motion to track the property for one month. Ms. Wright seconded the motion and the Board unanimously approved.
2. **714 Fourth Street:** This property will be forwarded on to the Planning Commission.
3. **332 New Dorwart Street:** Mr. William McMichael addressed the Board and said he will fill out a rehab agreement and bring it in next month. Ms. Fields made a motion to track the property for one month and have Mr. McMichael come in next month with a rehab agreement and deposit. Ms. Diehl seconded the motion and the Board unanimously approved.
4. **620 Union Street:** This property received a Certificate of Occupancy.
5. **639 E Fulton Street:** Mr. Alain Sanchez addressed the Board and informed them the contractor projects to be completed in another 3-4 weeks. Ms. Wright made a motion to track the property for another month. Ms. Diehl seconded the motion and the Board unanimously approved.
6. **563 S Lime Street:** There has been no contact with the owner. Ms. Fields made a motion to issue a Notice of Blight. Ms. Diehl seconded the motion and the Board unanimously approved.
7. **328 W King Street:** There has been no contact with the owner. Ms. Fields made a motion to issue a Notice of Blight. Ms. Diehl seconded the motion and the Board unanimously approved.

NEW BUSINESS

8. **666 Columbia Avenue:** This property, owned by Donna M Medora, was condemned since February 2015 to repair a common sewer line. Since then, the property was registered as a vacant property and noted that the utilities were shut off. Ms. Fields made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Ms. Diehl seconded the motion and the Board unanimously approved.
9. **501 Green Street:** This property, owned by Amy Jo Schneider, was condemned May 2016 due to unsafe and unsanitary conditions. The property was infested with roaches, there was a large fire hazard of stacked clothes in the basement, and there were multiple holes in the walls and kitchen cabinets. Ms. Diehl made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Ms. Fields seconded the motion and the Board unanimously approved.
10. **529 St Joseph Street:** This property, owned by Edwardo Caseras, was turned into a general condemnation in August 2016 when the building was discovered to have numerous code violations including a roach infestation, no smoke detectors, and a fire hazard of stacked items in the basement. Ms. Wright made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Ms. Fields seconded the motion and the Board unanimously approved.

PROPERTIES TO TRACK

11. 330 S Ann Street: Track until November 10, 2016.

12. 553 ½ Manor Street: Track until November 10, 2016. This property has a temp CO.

PROPERTIES UNDER A REHABILITATION AGREEMENT

13. 423 N Pine Street: Ms. Poy will invite the owners to attend next month's meeting.

14. 138 E Liberty Street: Ms. Poy will invite the owners to attend next month's meeting.

OTHER BUSINESS

The Board went over the condemned properties list, the Redevelopment Authority Status List, the Solicitor's Report and the Properties for Sale.

ADJOURNMENT

The next Lancaster Property Reinvestment Board Meeting has been scheduled for October 13, 2016 at 5:30 p.m. at the City's Commission Room of the Annex of City Hall, 120 N Duke Street, Lancaster, Pennsylvania. Having no further business to be brought before the Board, Ms. Bousquet adjourned the meeting.