

LANCASTER PROPERTY REINVESTMENT BOARD
MARCH 9, 2017
MINUTES

The Lancaster Property Reinvestment Board held a regularly scheduled meeting on March 9, 2017 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, Lagena Wright

Excused Members: Christina Diehl, James Reichenbach

City Staff: Darren Parmer, Elyse Poy, Jesus Vega

Guests: David Garpstas, Jeff Groff, Daniel Martinez, Mario Naranjo, James B Reardon, James Underwood, Sandra Yeager

APPROVAL OF MINUTES

Ms. Bousquet called the meeting to order. Ms. Fields made a motion to approve the February 9, 2017 minutes as submitted. Ms. Wright 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. **330 S Ann Street:** Mr. Underwood submitted a rehab agreement and deposit. Ms. Fields made a motion to accept the rehab agreement as submitted, with the security deposit. Ms. Wright seconded the motion and the Board unanimously approved.
2. **547 Woodward Street:** There has been no contact from Mr. Robert Plank. This property will be forwarded on to the Planning Commission.
3. **319 W Marion Street:** The ownership of this property has been transferred. Ms. Fields made a motion to table the property for one month and have Ms. Poy serve the notices to the new owner. Ms. Wright seconded the motion and the Board unanimously approved.
4. **547 Howard Avenue:** This property has been tracked since the January 2017 meeting. Mr. Naranjo addressed the Board and informed them he will be completed with the project within six months. Ms. Fields made a motion to track the property for one month and have Mr. Naranjo come back next month with a completed rehab agreement. Ms. Wright seconded the motion, and the Board unanimously approved.
5. **409 Church Street:** Ms. Sandra Yeager addressed the Board and submitted a rehab agreement and deposit. Ms. Fields made a motion to accept the rehab agreement as submitted, with the security deposit. Ms. Wright seconded the motion and the Board unanimously approved.
6. **110 Green Street:** Mr. Daniel Martinez addressed the Board and informed them he's intending to sell the property. Mr. Martinez received the property through an installment sale and needs the title of the property to sell it. Ms. Wright made a motion to table the property for two months to give Mr. Martinez time to obtain the title. Ms. Fields seconded the motion and the Board unanimously approved.
7. **321 N Concord Street:** Mr. James Reardon attended the meeting. He does not have the funds to rehab the property. His intention is to sell it, but the property does not have clear title. Ms. Fields made a motion to issue a Notice of Blight. Ms. Wright seconded the motion and the Board unanimously approved.
8. **545 S Christian Street:** There been no contact with the owner. Ms. Wright made a motion to issue a Notice of Blight. Ms. Fields seconded the motion and the Board unanimously approved.

NEW BUSINESS

9. **437 E Strawberry Street:** This property, owned by Justin Gall, was condemned November 2016 due to unsafe and unsanitary conditions. There were numerous code violations including trash in the basement, holes in the walls, collapsed steps, broken plumbing and missing smoke detectors. 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.

- 10. 903 Manor Street:** This property, owned by Michael Sofillas, was condemned October 2016 due to unsafe and unsanitary conditions. There was debris throughout the house, missing smoke detectors and electrical hazards. Ms. Fields made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Ms. Wright seconded the motion and the Board unanimously approved.
- 11. 637 Lake Street:** This property, owned by Earl G Clark, was condemned December 2016 due to unsafe and unsanitary conditions. There was trash and debris throughout the property. Drug paraphernalia were found on the premises and other violations including missing smoke detectors, leaking plumbing fixture, damaged walls and broken windows. Ms. Fields made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Ms. Wright seconded the motion and the Board unanimously approved.

REHAB AGREEMENT

- 12. 138 E Liberty Street:** The extended rehab agreement expires April 13, 2017.

PROPERTIES TO TRACK

- 13. 509 E Chestnut Street:** This property is being tracked until the June 8, 2017 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 April 13, 2017 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.