

**LANCASTER PROPERTY REINVESTMENT BOARD**  
**AUGUST 9, 2018**  
**MINUTES**

The Lancaster Property Reinvestment Board held a regularly scheduled meeting on August 9, 2018 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:** Christina Diehl, James Reichenbach, Amy Fields, Lagena Wright

**Members Absent:** Karen Bousquet

**City Staff:** Jesus Vega, Lauren Roth

**Guests:** Brian McLaughlin, Carmelo Rosario Jr., Carmelo Rosario, David Garpstas, Josh Gibbel, Sandra Yeager

**APPROVAL OF MINUTES**

Ms. Fields called the meeting to order. Mr. Reichenbach made a motion to approve the July 12, 2018 minutes as submitted. Ms. Diehl 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. **544 Pershing Avenue:** Brian McLaughlin, property manager, attended the meeting on behalf of the owner. Per Mr. McLaughlin, all that is needed for rehab completion is a boiler, gas appliance for the kitchen, & exterior work. He believes this will be complete prior to the next meeting. Mr. Reichenbach made a motion to track until the September 13, 2018 meeting. Ms. Diehl seconded the motion and the Board unanimously approved.
2. **212 ½ N. Shippen Street:** There has been no contact with the owner since the last meeting. This property may be at the Historical Commission. Mr. Reichenbach made a motion to table action until the September meeting. Ms. Wright seconded the motion and the Board unanimously approved.
3. **359 S. Queen Street:** Carmelo Rosario spoke on behalf of Carmelo Rosario Jr. Mr. Rosario Jr. was released from incarceration yesterday, August 8, 2018. He intends to apply for permits next week and hopes to make the property habitable within 6 months. Mr. Reichenbach made a motion to track the property until the September 13, 2018 meeting, in lieu of him obtaining permits. Ms. Wright seconded the motion and the Board unanimously approved.
4. **346 N. Plum Street:** Josh Gibbel attended the meeting stating the only thing required for completion is the final inspection. Mr. Reichenbach made a motion to track until the November 8, 2018 meeting. Ms. Diehl seconded the motion and the Board unanimously approved.
5. **348 N. Plum Street:** Josh Gibbel attended on behalf of this property as well. He addressed the Board stating rehab is close to completion, that progress is not too far behind that of 346 N. Plum St. Mr. Reichenbach made a motion to continue to track until the November 8, 2018 meeting, to coincide with the anticipated completion date of 346 N. Plum Street. Ms. Diehl seconded the motion and the board unanimously approved.
6. **409 Church Street:** Sandra Yeager attended the meeting. The electrical work is complete and the insulation was completed yesterday. She still needs smoke alarms and drywall repaired in the basement. She believes she will be done in one month. Mr. Reichenbach made a motion to extend the rehab agreement, with deposit, to the November 8, 2018 meeting. Ms. Diehl seconded the motion and the Board unanimously approved.

**PROPERTIES TO TRACK**

7. **506 S. Queen Street:** Ms. Roth will send a courtesy letter to invite the owner(s) to attend next month's meeting.
8. **52 Old Dorwart Street:** This property is being tracked until the October 11, 2018 meeting.
9. **520 S. Lime Street:** This property is being tracked until the October 11, 2018 meeting.
10. **414 W. Orange:** This property is being tracked until the November 8, 2018 meeting.
11. **130 S. Ann Street:** This property is being tracked until the December 13, 2018 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 September 13, 2018 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. Fields adjourned the meeting.