

**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
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

