

**ELSMERE LAND BANK  
MEETING MINUTES  
MARCH 14, 2019  
ELSMERE TOWN HALL  
5:30 P.M.**

**CALL TO ORDER:** Chair John Jaremchuk called the meeting to order at 5:30 p.m.

**PLEDGE OF ALLEGIANCE**

**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	PRESENT
NON-VOTING MEMBER	ROBERT GOERLITZ	PRESENT

Solicitor, Edward McNally – Present  
Town Manager, John Giles – Present

**PUBLIC COMMENT:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Status report from Mr. McNally

Solicitor, Mr. Ed McNally stated all have received the signed remediation agreement for 203 Bungalow Ave. He stated the only item of question is whether the contractor hired has an exact list of repairs needed in accordance with the code violations. He stated the contractor has applied and received various permits to complete the work by April 15, 2019. He added he believes there is a gap between the code violations and the permits issued. He will discuss with the lawyer to ensure that all items in the remediation agreement are addressed and remind all the client is not at liberty to choose which items are to be fixed.

Mr. McNally stated as far as 505 Junction St. is concerned, it is still in process for receivership and is at the Federal level for approval. He stated if the Bank were to pursue this in court, rather than await the necessary approval,

additional court fees would occur for which the Bank would not be reimbursed.

Chair John Jaremchuk asked why we wouldn't be reimbursed.

Mr. McNally stated to the extent the Land Bank is appointed a receiver the Land Bank would be fully reimbursed of all costs. However, expenses that would incur to have receivership court ordered, are expenses paid by the Town of Elsmere (legal fees/filing fees) and the law is very unclear if we are entitled to be reimbursed. Therefore, these costs are at risk for lack of reimbursement.

Town Manager John Giles stated he would like to additionally update all concerning 505 Junction St. He stated while the property does not owe back property taxes, there is over \$2,600.00 in unpaid violations that have been moved into a tax lien. Therefore, the property has officially been submitted to Sheriff Sale as of today.

Chair John Jaremchuk asked for confirmation that this would take at least 60 days. Town Manager John Giles confirmed.

Treasurer Charles McKewen confirmed with Town Manager John Giles that once the property is sold at Sheriff Sale the \$2,600.00 would be paid back as priority.

Town Manager John Giles stated his understanding is anything on tax lien is the first to be paid if the property were to sell. Solicitor Mr. Ed McNally confirmed this is correct.

Mr. McNally confirmed with the Land Bank to wait another 30-days and continue to contact the other parties for action. There were no objections from the Land Bank.

#### **APPROVAL OF MINUTES:**

##### Minutes of the February 14, 2019, Elsmere Land Bank Meeting

**ACTION:** A motion was made by Chair John Jaremchuk to approve the minutes of the February 14, 2019 meeting with no corrections. The motion was seconded by Director Ted Pfirrmann.

**VOTE:**            7-0                    All-in-favor                    Motion carried

#### **ITEMS SUBMITTED BY BOARD MEMBERS:**

None

**PUBLIC COMMENT:**

None

Chair John Jaremchuk stated he would check on the progress with Mr. McNally before the date of the next meeting. There is a possibility we will cancel the next meeting if there is still no progress.

**ADJOURNMENT:**

**ACTION:** A motion was made by Vice Chair Ronald Russo to adjourn. The motion was seconded by Chair John Jaremchuk.

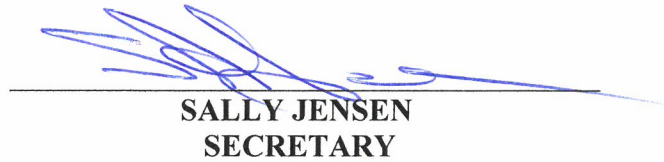
**VOTE:**        7-0                    All-in-favor                    Motion carried

These minutes summarize the agenda and other issues discussed at this Land Bank Meeting. Votes are recorded accurately. The audio recordings of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio recordings may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



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**JOHN JAREMCHUK**  
**CHAIRMAN**



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**SALLY JENSEN**  
**SECRETARY**