

LANCASTER PROPERTY REINVESTMENT BOARD

APRIL 13, 2017

MINUTES

The Lancaster Property Reinvestment Board held a regularly scheduled meeting on April 13, 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, Christina Diehl, Amy Fields, James Reichenbach, Lagena Wright

City Staff: Darren Parmer, Elyse Poy, Jesus Vega

Guests: David Garpstas, Jeff Groff, Michael Sofillas, Sheldon Weaver

APPROVAL OF MINUTES

Ms. Bousquet called the meeting to order. Mr. Reichenbach made a motion to approve the March 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. 138 E Liberty Street:** Mr. Burrichter is waiting on the lead certification and was waiting on the City to do the clearance. The ordinance to allow City staff to do lead clearances is pending at City Council. The Board did not expect the decision for the lead ordinance to take this long, so the recommendation is to track the property and have Mr. Burrichter schedule his own lead clearance. Ms. Fields made a motion to track the property until Mr. Burrichter gets his lead certification. Mr. Reichenbach seconded the motion and the Board unanimously approved.
- 2. 319 W Marion Street:** The new owner, Mr. Timothy Schmalhofer, called Ms. Poy and informed her he will not be able to attend the meeting, but he did pull a demo permit. Mr. Parmer did an inspection and said the interior of the property has been demoed. Ms. Wright made a motion to track the property for three months. Mr. Reichenbach seconded the motion and the Board unanimously approved.
- 3. 321 N Concord Street:** Mr. Sheldon Weaver informed the Board he's been negotiating on the property. There has been no contact with the owner since last month's meeting. This property will be forwarded on to the Planning Commission.
- 4. 545 S Christian Street:** There has been no contact with the owner. This property will be forwarded on to the Planning Commission.
- 5. 547 Howard Avenue:** There has been no contact with the owner. Mr. Reichenbach made a motion to issue a Notice of Blight. Ms. Diehl Seconded the motion and the Board unanimously approved.
- 6. 437 E Strawberry Street:** The owner, Justin Gall, called Ms. Poy and told her he is not interested in the property. Mr. Reichenbach made a motion to issue a Notice of Blight. Ms. Diehl Seconded the motion and the Board unanimously approved.
- 7. 903 Manor Street:** Mr. Michael Sofillas attended the meeting late and was given a rehab agreement to fill out and bring in next month. Mr. Reichenbach made a motion earlier to issue a Notice of Blight. Ms. Diehl Seconded the motion and the Board unanimously approved.
- 8. 637 Lake Street:** This property received its Certificate of Occupancy.

NEW BUSINESS

- 9. 623 Lehigh Avenue:** This property, owned by Diane L Fralich, was condemned February 2017 due to unsafe conditions. The family had been living in the house with no primary heat source. UGI red-tagged the heater and deemed it an immediate threat to the occupants. 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.
- 10. 345 E Ross Street:** This property, owned by Jose Vasquez, was condemned March 2017 due to unsafe and unsanitary conditions. There are numerous exterior and interior property maintenance violations including structural issues due to a leaky roof and lack of maintenance. Ms. Diehl made a motion to issue a Potentially Eligible Letter and have Mr. Parmer complete a Fact Evaluation. Mr. Reichenbach seconded the motion and the Board unanimously approved.
- 11. 644 E Walnut Street:** This property, owned by Robert G McVey, was condemned February 2017 due to unsafe and unsanitary conditions. There are electrical hazards and an illegal boarding/rooming house. Space heaters were being

used to heat certain areas of the home including the illegal bedrooms in the basement. 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.

- 12. 1023 Ranck Mill Road:** This property, owned by Marvin L High, was condemned December 2016 due to heavy fire damage on the front of the building. 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

13. 409 Church Street: The rehab agreement expires September 14, 2017.

14. 330 S Ann Street: The rehab agreement expires March 8, 2018.

PROPERTIES TO TRACK

15. 110 Green Street: Ms. Poy will send out a courtesy letter to invite the owners to next month's meeting.

16. 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 May 11, 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.