

REDEVELOPMENT AUTHORITY OF THE CITY OF LANCASTER

Board of Directors Meeting – February 16, 2016

The members of the Board of the Redevelopment Authority of the City of Lancaster met on February 16, 2016, at 5:15 p.m. in the Commission Room, City Hall Annex Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Randall Horst, Miriam Soto, and Douglas Byler.

STAFF: Frank Mincarelli, Karen Bousquet, and Carolyn Faggart.

GUESTS: Raymond Smith, Nicholas Anderton, Joe Younger, Jeff Groff, and Dave Garpstas.

Chairman Horst called the meeting to order and asked if anybody from the public is not on the agenda. Hearing none, he then asked for approval of the minutes of January 19, 2016. Mr. Byler made a motion to approve the minutes of the January 19 meeting. Ms. Soto seconded the motion. Mr. Horst called for the vote, and all were in favor.

Mr. Horst asked if everyone got the Treasurer's Report that was emailed to the Board today. He asked for any questions or corrections on the Treasurer's Report. After reviewing the Report, Mr. Byler made a motion to approve the Treasurer's Report as presented. Ms. Soto seconded the motion. Mr. Horst called for a roll-call vote, and all were in favor.

Mr. Horst went on to the Staff Report. Ms. Faggart said we have Act 2 for one property and Act 1 for four properties. There is also one Agreement for Rehab and one Offer to Purchase. Ms. Soto then made a motion to take Act 2 on 823 South Prince Street, then Act 1 on 615 High Street, 575 Pershing Avenue, 737 First Street, and 355 Beaver Street. Mr. Byler seconded the motion. Mr. Horst called for the vote, and all were in favor. Ms. Faggart had information on Beaver Street and said Abram Stoltzfus owns this property. He called her this morning to say that he planned to attend the meeting but the weather was too bad so he had to cancel. He is working on this property; the lead test was done and it passed. Ms. Faggart talked to Bob Snyder and he said Mr. Stoltzfus is almost done. He has a few things left to do before he can get the CO. He did an inspection about a month ago but didn't know how much he finished since then. She thought the Board would continue with the resolutions but stop the action after that. Ms. Soto agreed and said he will probably be here for the March meeting. Ms. Faggart thought so unless he gets the CO before that.

Mr. Horst moved on to the Request for Extension for 559 South Christian Street. Ms. Faggart said that's Bill Spicer. She called him last week and said he needs to come in to ask for an extension since she didn't see a CO for him. Mr. Spicer said he was in Philadelphia with his mother since his father is undergoing Chemo. He has been going back and forth between here

and Philadelphia. She asked him to write a letter so she could present that to the Board. She hadn't received a letter as of today. She asked him about the property and he said that he hasn't done anything because of this situation. Mr. Horst asked if he has pulled a permit. Ms. Faggart said yes because this is the property he's been working on for more than a year. Mr. Mincarelli confirmed that his extension was up on January 19th. Mr. Horst said so he hasn't done anything. Ms. Faggart said he got an extension but she didn't think he's done much of anything. Mr. Byler asked if he wants to live in it. Ms. Faggart said yes because he's owned the property for a long time. We stopped short of taking the property. Mr. Mincarelli said it was extended three times. Ms. Faggart thought he was working very slowly but Mr. Spicer told her he doesn't want to lose his property. She thought that she or Mr. Mincarelli needs to send him a letter. She understands his situation but nothing is getting done. Ms. Soto asked if we can get him in here next month so he can give the Board an update, saying he is in jeopardy of us moving forward with Act 1 if he is not here next month. He needs a valid reason why he needs an extension. Mr. Mincarelli said that he sent him a default notice last June. Mr. Byler wondered how far he is with completing the work. Ms. Faggart said she will need to have Bob Snyder get into the property to inspect. She didn't bring her minutes from the last extension but thought he needed to install a kitchen and a few other items. Mr. Spicer is another one who is doing almost all the work himself. Ms. Soto asked if this is due to a lack of cash or a lack of time or a combination thereof. Ms. Faggart said it could be a combination of both, in addition to him going to Philadelphia a lot. Mr. Mincarelli said he was here in June and the Board gave him six more months. Ms. Soto asked if we know for sure that he has not done anything else since then. Ms. Faggart said that's what he said on the phone. Mr. Byler said when he was here he explained that he didn't need to do that much. After further discussion, the Board felt that he needs to be here next month and that we will take Act 1 next month also.

Mr. Horst moved on to the Agreement for Rehabilitation for 644 New Holland Avenue. Raymond Smith came forward to discuss his proposal. Ms. Faggart said this a property that we have taken Act 1 and Act 2 and an appraisal was scheduled for last Wednesday but she cancelled the appraisal because Mr. Smith bought this property from the Bank. So he is here today to do a rehab agreement with the Board. Mr. Byler asked when he bought the property. Mr. Smith said he bought it on January 6th. Ms. Soto asked if he knew there was an issue. Mr. Smith said he did see the condemned sign but he didn't know what was involved and what that entailed before pursuing this. He had a work order drawn up but he found out through this process that he needs to get an inspector out to the property so he is meeting with Bob Snyder tomorrow morning at 9:30 a.m. In addition to the work order, he will obviously see some things that Mr. Smith will need to add to that as well so it will have to be amended. Mr. Byler asked if he planned to finish the work next month (as noted on his proposal). Mr. Smith said it will probably have to get pushed back now. Before he knew all this he had plans to start work three weeks ago, but realistically with all the work involved, it shouldn't go past late April. Ms. Soto said he should give himself plenty of time. Mr. Mincarelli said Mr. Smith responded to a letter the Board directed him to send on February 8 telling him that this property was to be condemned by the Authority, so his response was pretty prompt. Mr. Smith said he didn't know what was involved with a property that was condemned because he would have taken more due diligence. He has a good team lined up but he needs to confirm what the work is to get it up and running. He thought that's what the inspector will tell him tomorrow. Mr. Byler asked if he has experience in rehabbing properties.

Mr. Smith said he has two rental properties in the city. These are the standard rehabs but not a full rehab. For his job he does mortgages and he does a lot of work with rehab companies, so no direct experience, but just working with them, how to line a team up and work with them, keep on a budget, all the basic things needed to get a house up and running. Mr. Byler asked if the properties he owns in the city are in his name. Mr. Smith said they are in his wife's name but he runs them. Mr. Byler then made a motion to accept the rehab offer from Raymond Smith for 644 New Holland Avenue with a completion date of May 31, 2016. Ms. Soto asked if he needs more time than that. Mr. Smith asked if he does, who should he contact. The Board said them. After further discussion on the time and the upcoming inspection, Mr. Smith agreed with the May date. Ms. Soto seconded the motion. Mr. Horst called for the vote, and all were in favor. Mr. Mincarelli asked if this property is in his name, and Mr. Smith said yes. After signing the documents, Mr. Smith said he forgot his checkbook and would need to drop off the check tomorrow.

Mr. Horst moved on to the Offer to Purchase 453 South Queen Street and Nicholas Anderton came forward. Mr. Byler asked if he has rehabbed a property before. Mr. Anderton said yes. He works for a property management organization called High Associates. Ms. Soto asked what he does there. Mr. Anderton said he works on their maintenance team. They just bought a property in Greenfield which they are redoing and he is on their maintenance team. Ms. Soto asked how long he has worked for High. Mr. Anderton said he just started there but he previously worked for Solomon Group which also warranted homes in Greenfield. He was transferred over to High when they sold the property. Ms. Soto said there was mention of some roof damage and some rooms being gutted. Mr. Anderton said the whole second floor is not gutted, just the bathroom. He included that work as part of the plumbing. Mr. Byler looked at the appraisal and showed it to Mr. Anderton. He agreed with the photos in the report and the condition of the bathroom. Mr. Byler noted evidence of some possible roof leaks. Mr. Anderton said he walked the property and only noted that a skylight was broken. Ms. Soto asked about work needed in the basement. Mr. Anderton said the only issue he saw was that some plumbing was removed and also some wiring. The water heater and furnace are still there. Mr. Byler was concerned that his total purchase price is \$25,685 and that his financial printout shows \$30,300. Mr. Anderton said the top number is actually the balance, almost \$34,000. Mr. Byler said that leaves a little wiggle room if he needs a new roof or a new furnace. Mr. Horst didn't know if there was structural damage from the water leaks. Mr. Anderton said there wasn't any that he saw. Mr. Byler thought his rehab estimate is low for what needs to be done. He wanted Mr. Anderton to be prepared for added costs for mechanicals. Mr. Anderton said he put down the minimum that would be required if everything worked out perfectly. Ms. Soto saw the photo of the second floor bathroom (which was gutted with no walls and minimal flooring). Mr. Anderton said he plans on living in the property so he plans on investing as much as he can, above and beyond what is needed to lift the condemnation. Both Mr. Byler and Ms. Soto were impressed when people come before the Board with plans to live in the property. Mr. Byler asked about the printout because there was no name on it. Mr. Anderton said it's from Fulton Bank. Ms. Soto wanted to give Mr. Anderton a chance. Mr. Byler asked if he plans to start work right away. Mr. Anderton said yes because he didn't want the roof leak to get worse. Mr. Byler said the Board likes to see building permits pulled quickly. Mr. Anderton said he will do that. Mr. Byler then made a motion to accept Mr. Anderton's offer to purchase 453 South Queen

Street for \$25,685 with a completion date of February 1, 2017. Ms. Soto seconded the motion. Mr. Horst called for the vote, and all were in favor.

Mr. Horst went on to the Update on Residential/Commercial Properties. Ms. Bousquet was working on the financial audit with Trout, Ebersole & Groff and brought several original signed pages with her for whoever needed them. She will keep the Board up to date as the audit progresses. They don't expect anything unusual with this year's audit. She thought the auditors may have contacted Board members directly in the past. Mr. Horst said they have and he signed the authorization to proceed with the audit and the confirmations on all the accounts so they can get the balances on all the bank accounts. He does most of it electronically. Ms. Bousquet said if any Board member is contacted they should feel free to respond to any questions the auditors may have. Mr. Patterson gave Ms. Bousquet a chart on the monthly parking permits for the Queen Street Garage which showed the whole year. She had no comments on the chart. Mr. Horst said this is the gross revenue from the parking. He asked for any questions but there were none.

Ms. Bousquet had an update on some residential properties. On 823 South Prince Street we had a conversation at our last meeting that has gone back and forth. Evidently the owner of this property and his engineer have been in contact with the City's engineer on stormwater. She hasn't heard about any resolution for the stormwater but the owner claims that everything is done on the building permit but he just hasn't called for an inspection on that as of today. Mr. Byler said we took Act 2 on his property today, correct. The Board agreed. Ms. Soto asked if Mr. Guerrero is aware that the Board has taken action on his property. Ms. Bousquet said he is aware and we expect that he will come next month. He agrees to come then he doesn't but he continues to work with the City on permits, etc. Ms. Faggart said Juan Galarza was with him when he came to the City for a meeting. He has been here several times with Mr. Guerrero so she thought he knows what's going on. Ms. Soto asked if he thinks we are playing games with him, that he thinks just because he's moving along that it's ok. Mr. Horst said we've been too lenient with him. Ms. Faggart thought that part of it is, as Ms. Soto has said before, he doesn't have someone sitting with him, holding his hand, going through each step, and he's doing what he wants to do. Ms. Soto said he wants people to do favors for him. Ms. Faggart said Juan Galarza was a friend of his, and he's not obligated to be at his side all the time. He's been very nice to come to the meetings and interpret for Mr. Guerrero. Mr. Horst said it's going on three years for the completion date. The date on Mr. Mincarelli's report was May of 2013. We gave him several extensions. Mr. Byler said if his work is done and just needs to schedule an inspection, we have to wait thirty days before we file for the taking anyway. Ms. Faggart said but he has stormwater work to do also which he can't do because its winter time. Ms. Soto said she is totally understanding of all this but her aggravation is that he doesn't give us the common courtesy to show up tonight. He knew we were taking Act 2 and he's not here. It doesn't matter what he does at the City, his project is still unresolved after three years. And he does whatever he wants to, whenever he wants to, and he plays that he doesn't understand the language. That's not acceptable any more. That he has to pay someone to take him through the motions because he doesn't understand, and he's waiting for other people to do him favors, there is nobody doing him favors because he's still at the same place he was at almost a year and a half ago. Mr. Byler asked about the stormwater. Mr. Horst said he tore the retaining wall down. Ms. Soto said she was

aggravated because she spent six months trying to help him and we're still at the same place almost a year and a half later. She said he obviously will be getting notices. She asked if he is clear about what the Board is doing tonight. Mr. Horst said he is getting notices. Ms. Faggart said after Act 2, the only notice he gets will be the one to take the property, right. Mr. Mincarelli said after Act 2 is taken, we give the Planning Commission its form to fill out; we have thirty days before we can file a Declaration of Taking, and he doesn't get notified until after that taking is filed, so there is no notifications until after the taking. We can give him one, saying the Act 2 was taken and he has thirty days. Mr. Mincarelli said he can send him the notice. Ms. Soto said we have taken into consideration all the money he has put into this project. We really don't want to hurt him in the process but he has played us for fools and that's what is aggravating at this stage of the game. He has made a fool of us for three years. Mr. Younger said he was here a few months ago and what was said was perfectly clear. There was no way he could have misunderstood that. Ms. Faggart said but he did whatever he wanted to on the handicap ramp. Mr. Horst said he's worked with the stormwater engineer and she is pretty reasonable. Ms. Faggart said he met with Ruth Hocker and Gary Horning about two weeks ago in the office but she didn't know if it was in the same meeting. Mr. Mincarelli asked Ms. Bousquet if the interior of the building is ok. She said when he came in for the meetings with the people in stormwater and zoning his claim was that everything inside the building was done but he hadn't called for inspections; we weren't able to verify that. They found that the work he needed to do on the exterior, he needed to go back to stormwater. Ms. Hocker wrote a Stop Work Order letter, which Ms. Bousquet thought the Board was aware of, and he came in after that but there hasn't been any additional resolution about the stormwater permit. Mr. Mincarelli said the legal issue and the problem for him is that it may not be blighted. So the Certificate of Occupancy or the Use and Occupancy certificate may be the only real leverage the City will have to keep him from using the property, if, in fact, the interior is done like he said it is, and nobody knows. Mr. Byler asked if he can have an interior inspection without the stormwater management being in place. Ms. Bousquet said it's not just the building; they always write up the Certificate of Occupancy when the parcel is complete. Mr. Horst said so the blight hasn't been lifted. Ms. Faggart said and he is working with ABI also. Ms. Bousquet said we can get a final report for the interior inspection but they are not going to issue a Certificate of Occupancy until the project is complete. In his defense, Ms. Soto understood that it's not an easy system to navigate for someone who is not used to doing a development. She thought that was a big part of his process. She totally understands his frustration but we were very clear three months ago about what was going to happen and he's just never going to get it. It seems like every time there's a meeting coming around, he gets some energy to do something just to keep us quiet and he keeps on getting an extension, and that's what causes the frustration. So at this point she thought we do need to send him a letter saying this is it. Mr. Byler said it would be good if we could have an inspection done; hopefully he will call for it. Mr. Horst said we don't have a problem when people buy properties and they rehab them and they get a Certificate of Occupancy. We will sell them a second, third, fourth or fifth property if they get them done.

Mr. Horst asked if Ms. Bousquet had any others. She said yes, she had an update on 748 South Queen Street. This was a property that was in foreclosure. PNC put in a rehab agreement that they are now delinquent on. Mr. Mincarelli said when they entered into the agreement in July of 2015 they said they would be done by January 2, 2016 but they asked for an extension

of time. That's when he circulated a memo saying let's get an update. Ms. Bousquet said the update from the building inspector was that Bob Snyder was meeting with an electrical contractor for that job but a permit was never issued for the rest of the work in that property. He noticed that some of that work had been done so he sent them a Stop Work Order and to come in for a permit for the rest of the trade. They are in the process of working that out. However, Mr. Snyder is only aware of partial electrical work being done. So there are other issues that continue at that property. Ms. Faggart said and they never picked up a permit. Mr. Mincarelli said the only permit they picked up was for electrical. They claim they thought this was the only one they needed and, as Ms. Bousquet pointed out, someone did some non-electrical work without a building permit. Ms. Bousquet said the building inspectors went through the property and created a four-page list of items which was after the time the Bank's contractors worked without a permit. So they are aware of what work is still required in the property. Mr. Byler asked if the Bank requested this list. Mr. Mincarelli said the Bank's counsel asked if they could have additional time to complete this. Mr. Byler asked if the Bank would file a lawsuit against the Authority if this isn't granted. Mr. Mincarelli said the Bank isn't really the owner since he thought the Bank was in the process of foreclosure. Mr. Horst asked where we are at in the condemnation process. Mr. Mincarelli said we held off. We have taken Acts 1 and 2 and can file the Declaration of Taking. They asked the Authority to forebear so they could fix the property up. Mr. Horst said but the Bank is not doing a good job managing the process. Mr. Mincarelli concurred, saying they turned it over to a contractor who messed it up. In view of our policy of granting extensions, a one-month extension at the least, it would go against our precedent if we didn't grant it. Ms. Faggart said one month is ridiculous for the amount of work that is needed. Mr. Mincarelli agreed but said that's all they asked for. He left the decision up to the Board. Ms. Soto would agree to an extension but said we need to see that the Bank is doing the renovations the right way. Mr. Mincarelli said they signed the Agreement and gave the Board a \$1,000 deposit but their contractor didn't live up to his end of it. Mr. Byler then made a motion to extend the rehab agreement for one month. Ms. Soto seconded the motion. Mr. Horst called for the vote, and all were in favor. Mr. Byler expected to see permits pulled when the Bank comes back again.

The last item Ms. Bousquet had was for 445 East Strawberry Street. She said that Mr. Patterson usually reports on this item so she didn't have an update. She thought that Impact Missions was committed to the project but needed funding for materials and they probably haven't worked out a schedule yet. She hadn't heard anything new but thought they usually contact Mr. Patterson directly. Ms. Faggart said he's probably waiting for Matt Beakes to complete some of his current projects before he starts this one.

Mr. Horst moved on to the Report from Younger Realty Group. Mr. Younger had no report for tonight. Mr. Byler referred to the offer to purchase and the rehab agreement Mr. Anderton submitted. He had less than \$10,000 in construction costs and asked if his realtors see what the Board sees. Do they get any counsel on the costs of a new roof, a new heating system, new plumbing which would run more than \$10,000? Mr. Younger said they sometimes do have discussions with the applicants but they make a decision and they will write up the proposal the way they see fit. He was relying on the Board to explain that to them and let them know they are completely off base. Mr. Horst said no, he wasn't in favor of Mr. Anderton getting the property.

Mr. Byler said if there was a competing offer close to his the Board would not have awarded the property to him. He's not going to have enough funds to do the project. Mr. Younger said they saw snow on the second floor of the house last week. Mr. Byler noted that he is a project manager so that should help him. Mr. Horst disagreed saying this is a condemned, vacant, blighted property. Mr. Byler was curious if this is part of what his realtors do. Mr. Younger said they make an attempt to keep them realistic. Ms. Faggart had a question for Ms. Bousquet. She knew that Bob Snyder goes through the properties and does a write up; she asked if he also does this for RACL properties when the Board accepts a proposal. Ms. Bousquet said that's a relatively new process for them. This is a more complete check list than what someone would typically get with a condemnation notice. They started to do this and would like to front-end it so when a property is condemned they get that check list so anyone, even the existing owner, has a more complete list. A condemnation notice is just the items that got the property condemned, but once it's condemned everything needs to be brought up to code. For them, this shifts to the building permit office and their expertise. So they developed a longer check list so they can go to the property and point out the work needed. This can be given out to the buyers. Ms. Soto asked when this goes into effect. Ms. Bousquet said it's in effect but right now we are starting with the appraisals; when Darren Parmer meets the appraiser, the building inspectors inspect the property at the same time. So the newer properties on the list should have that extensive check list. For the older ones on our list, the building inspectors will need to inspect them as their schedules permit. This list will help put more perspective on the work that needs to be done. Mr. Younger said he found Mr. Parmer to be very on point. He understands the process and he understands the work involved. Mr. Horst said that Mr. Parmer reviews the proposals and recommended that Mr. Anderton submit a new scope of work and cost estimate for the project. He wouldn't be surprised if he comes back with \$30,000 worth of rehab expenses on top of the \$16,000 purchase price. He doesn't deal with basements, structural issues, and rebuilding sub-floors. Ms. Faggart said we started these inspections with last week's appraisals.

Mr. Horst moved on to the Solicitor's Report. Mr. Mincarelli asked if the Board could revise their motion on the Bank's extension. He misstated the date and said the Bank wanted the extension through March 31st, which he rounded it off to be a month. This is for 748 South Queen Street. Mr. Byler so moved, and Ms. Soto seconded the motion. Mr. Horst said the Board amended their motion from a month to March 31st. He called for the vote, and all were in favor. Mr. Mincarelli said the Acts 1 and 2 on this property have expired so in order to be in a position where we can adopt Act 1 if they fail to complete the work by March 31, we have to rescind Acts 1 and 2. He then presented the resolution (16-2-12) and Mr. Horst called for a motion. Ms. Soto so moved, and Mr. Byler seconded the motion. Mr. Horst called for the vote, and all were in favor. Mr. Mincarelli had a question for Ms. Bousquet, since he had to respond to the Bank's counsel, and referred to a copy of the electrical permit which he had. This document says Lancaster City Building Permit on it; this is the one they got and this is the one they mistakenly thought covered everything but obviously it doesn't because all it lists is Wolf Electric as the contractor. He asked if the contractor gets a separate permit for plumbing, electrical and general or is it all one. Ms. Bousquet said typically they give one permit for the project but usually all the trades come in under one permit. The scope of work includes the names on the permit. If they come in and just ask for an electrical permit, that's what we can give them. She knows there was more involved than what they pulled the permit for and

the electrical contractor wasn't interested in all that other work. So there will be someone else who will come in to pull another permit. This electrical contractor feels that he has completed what he was asked to do and bid out to do with the Bank.

Mr. Mincarelli handed out his monthly report and said our inventory is restricted to one side of the page again. He noted that four properties were sold this month so the list will shrink even more. The second page is the status report of properties under Redevelopment Contracts as well as the ones under Rehab Agreements. On the front side, there is one change since this was prepared this morning. He was advised this afternoon that 140 Howard Avenue received a CO within the last day or so. Ms. Faggart said that she received the CO for 31 Caroline Street today but forgot to forward it to Sandy Kreider. Mr. Horst noted that the Huyard brothers finish their projects ahead of schedule. Ms. Soto asked if we know what's happened with Carmen Pagan's property. Ms. Faggart said she asked the permit office today. The work is complete, they were waiting for certifications, and they did get those, but there is a water bill that needs to be paid. Lori Parson said she told Ms. Pagan's daughter that that bill was outstanding. She didn't know if she didn't get the bill but the daughter said she gets all her mother's mail. She told her to call the Treasury to get a copy of the bill and get it paid, and that was a couple of weeks ago. As soon as that bill is paid the CO can be issued. Mr. Mincarelli wasn't aware of that and said he wrote to the estate yesterday and asked what their plan is regarding this property. They just recently opened the estate for Ms. Pagan. Ms. Faggart said maybe that will get her daughter moving. Mr. Byler had a question on 823 South Prince Street. We just took Act 2 on it tonight but Mr. Mincarelli's chart shows that the Board granted them an extension until the end of June. Ms. Faggart said when Mr. Guerrero was here the last time that's when he got the extension. Mr. Mincarelli said we just tuned it up so we can file the Declaration of Taking. Mr. Horst said he has to get the permit, he has to do the stormwater, he needs to get the engineering design. Ms. Soto said we needed to see some movement. She asked if we have a conflict with the taking. Mr. Mincarelli said we have a problem with the taking if the interior is no longer blighted. We took Act 2 so we would be in a position to move forward in case the interior isn't finished and is still blighted. Ms. Soto said he can't get a CO until the exterior is completed also. Mr. Mincarelli said we couldn't take it unless it was blighted. He didn't think the stormwater issue was a matter of blight. Ms. Bousquet said he was moving the ramp from one side to another side, the retaining wall was removed and not replaced. It's not just the fact that it's a clear property. There are still some issues going on with the property that need to be addressed. Mr. Horst thought it had to do with the handicap ramp. Ms. Bousquet said Mr. Guerrero made an agreement then the following Saturday someone saw him doing something other than what was agreed upon. Ms. Soto said she was confused if we have a blighted property or not. Mr. Mincarelli said nobody knows. She said let's assume that it's completed on the inside so we have an issue with blight because of the exterior. Mr. Mincarelli said he doesn't know that for a fact. Ms. Faggart said if the handicap ramp is the entrance to the building and you can't get in. Mr. Mincarelli said there are eight things that contribute to blight. Mr. Horst said that stormwater wasn't one of them when the Urban Renewal Law was written in the 60's. Ms. Bousquet said if the ramp was an issue with the condemnation then the property needs to be brought up to code to lift the condemnation. If there's a structural issue and a loose handrail on a property, just fixing the structural issue doesn't mean we can lift the condemnation but the complete

package has to be ready to be occupied again. So all the property maintenance issues would have to be completed before we can lift that condemnation.

Mr. Horst asked for any other business. There was none.

Having no further business to be brought before the Board, Mr. Horst adjourned the meeting.

Respectfully submitted,

Carolyn Faggart

RACLMinutes

