

## REDEVELOPMENT AUTHORITY OF THE CITY OF LANCASTER

### Board of Directors Meeting – June 16, 2015

The members of the Board of the Redevelopment Authority of the City of Lancaster met on June 16, 2015, at 5:15 p.m. in the Commission Room, City Hall Annex Building, 120 North Duke Street, Lancaster, Pennsylvania.

PRESENT: Randall Horst, Jessica May, and Douglas Byler.

STAFF: Randy Patterson, Karen Bousquet, and Carolyn Faggart.

GUESTS: Rev. Angel Lebron, Felix Ramos, Nathaniel Wright, Ernie Brown, Juan Rades, Mariolys Santana, and Herb Yellets.

Chairman Horst called the meeting to order and asked if anybody from the public is not on the agenda. Hearing none, he asked for approval of the minutes of May 19, 2015. Ms. May made a motion to approve the minutes of the May 19 meeting. Mr. Byler seconded the motion. Mr. Horst asked for corrections. Hearing none, he called for the vote, and all were in favor.

Mr. Horst said the Treasurer's Report was emailed to the board today and asked for any questions. Mr. Patterson said there's nothing unusual but he highlighted the two large transactions, which were the IFIP Grant for the Hotel/Convention Center Project, which was received and paid out, and the Stockyards IFIP was also received and paid out to the bank. Mr. Byler asked about the TIF payment. Mr. Patterson said the TIF payment was the City and County's payment. Mr. Byler asked if it was the first one. Mr. Patterson said they are done annually; the City and County is usually in the spring and the School District in the fall. They have been transferred to the Revenue Fund but he thought it was done after the 16<sup>th</sup>. Mr. Byler then made a motion to approve the Treasurer's Report as presented. Ms. May 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 1 for one property; two extension requests; two agreements for rehab; and one offer to purchase. Mr. Byler made a motion to take Act 1 on 433 East Strawberry Street, and Ms. May seconded the motion. Mr. Horst called for the vote, and all were in favor.

Mr. Horst went on to the Request for Extensions and started with 323 East King Street. Rev. Angel Lebron come forward with Felix Ramos. Mr. Horst said Rev. Lebron was here last month and was going to return with estimates and a plan for the work. At the bottom of page 4 in the minutes, Mr. Horst said the Board gave Rev Lebron until June 16<sup>th</sup> to return to the Board with a more detailed cost estimate, the money associated, what his game plan is, a realistic time frame when it will start, and how long it will take to finish the work so they can make decisions

as a Board. Rev. Lebron said the Board asked for several estimates. He got two but didn't have a chance to get a third one. One estimate is from Felix Ramos who is with him today. He also got a second company and he showed the estimates to the Board. Mr. Ramos said he had three pages but the third one was from the contractor who initially worked on the project. He never finished the job and he took all the money. Mr. Ramos listed what he will be doing in every room since every room has to be fixed. It's unfinished; it needs to be resanded and replastered, He is a member of the church. The estimate he listed is because he's not charging the church for his labor since the church lost a lot of money. He's one of the contractors but he had a knee replacement and couldn't do the work. He asked for 18 months because the church has to put money together to be able to finish everything. His doctor just gave him the ok to return to work and since the church has this problem, he wanted to explain the work needed and the reason for his estimate. Mr. Byler asked if Mr. Ramos is a contractor by trade or if he was doing the work on the side. Mr. Ramos said he will do it on the side for the church but he is licensed with the City. Ms. Faggart said Mr. Ramos was the original contractor who had to bow out because of his surgery. Mr. Byler said he wasn't here last month so he was trying to catch up. Mr. Horst said the higher priced estimate had a note at the bottom about plumbing not being included and not being per code, so that estimate doesn't include the plumbing. He didn't know if Mr. Ramos was a licensed plumber. Mr. Ramos said he wasn't a licensed plumber but that's something they need to address since the church is very low on funds. They are trying to fix one thing at a time with the first item being the wiring to make sure that's done correctly before they do anything else. They need a licensed plumber to give them an estimate for that part of the work. It was hard for him to do an estimate knowing the funds available to work with, hence the reason there is no estimate for plumbing. Ms. May noted \$27,000 and asked if that's an estimate for outside work. Mr. Ramos said that's all the inside work room by room. Ms. May asked if that's for a licensed plumber or electrician. Mr. Ramos said he is a licensed electrician so he will check that himself and get it up to code. He will also need someone for the plumbing so that's a rough cost estimate. Mr. Horst asked which contractor walked away with a large sum of money. Did he pay you then you had a knee operation. Mr. Ramos said no. He was the first contractor to do the work but when his doctor said he needed surgery, he told his pastor that he couldn't do the work so they got someone else. Mr. Horst said so he came to do the work, got paid in advance, didn't do the work then left the church with the work incomplete. Rev. Lebron said he didn't take all of it but the amount to finish the job was about \$67,000. He called him several times but he didn't return to finish the work. He contacted an attorney who is now suing the contractor. Rev. Lebron paid the contractor what he asked for in advance, then the rest was to be paid when he finished. Mr. Horst said don't pay in advance. A reputable contractor will do a contract with you, then do the work and get paid when the work is done. Rev. Lebron said that was his mistake to pay in advance. Mr. Byler asked if we took this or if this is a rehab agreement. Mr. Horst said we are contemplating taking it because it keeps lingering and the work doesn't get finished. Mr. Horst said and it's a church so we don't want to take it. Mr. Byler asked if the church wants to use a portion of it as well. Ms. Faggart asked if this wasn't for two apartments. Rev. Lebron said it's part of the church but will be used as a rental for two apartments. Mr. Byler asked about the condition of the exterior. Mr. Ramos said the front had new windows when they bought the house. There's one window that the contractor removed and left a big hole. Mr. Horst asked about the funds to do some of the work. Mr. Ramos said they will do it as funds permit. Mr. Horst said his estimate last month was \$130,000 and the other one was \$120,000 so it doesn't

seem like that number was out of line. It's probably in the neighborhood of \$120,000-\$130,000 worth of work. If Mr. Ramos is willing to do that amount of work for \$30,000, that's a bargain for the church. Mr. Ramos said that's the reason why he's doing the work for the church. He does all the maintenance work in the church. With the loss that the church took, he can't ask the church to pay him knowing the position that the church is in. He's been there for 22 years and Rev. Lebron has been his pastor for 22 years. He told Rev. Lebron that we have to take it one step at a time in order to fix the problem. Ms. May was surprised at the amount to rehab the two units. Mr. Horst thought it must be in bad shape. Mr. Ramos said he did a lot of work that could be fixed. Mr. Horst said we haven't been in it and don't have an appraisal so it's hard for us to have any idea what state it's in. We do have a three-unit tonight where the estimate is \$98,000 to rehab. Mr. Byler asked when they plan to get started with the work. Mr. Ramos said as soon as he gets the approval. Mr. Byler asked what effect the property has on the neighborhood. Mr. Patterson said the biggest issue we had was the condition of the exterior but that has been painted and the windows replaced so the exterior issues have been resolved. Ms. May asked how much money the church has to get started on the project. Rev. Lebron said about \$15,000. Ms. May said they could at least get the window closed in and get started. Mr. Ramos said the window is there; he never put the window in place. Mr. Horst asked if they have a building permit or if they are asking the Board for a rehab agreement. Ms. Faggart said they have a rehab agreement but it's expired. Ms. May suggested that the Board enter into a rehab agreement so they can get the process started but she wants quarterly reports of what's done and when it's done. Someone who could answer questions on the project and progress would need to come to the meeting, not the office person who showed up another time and didn't know what was going on. Mr. Horst said they have a rehab agreement but it's expired so it's been in place for over a year. Ms. May said then the Board could extend the agreement for eighteen months based on satisfactory quarterly updates. Mr. Byler said so under the condition that if the Board isn't satisfied with the quarterly updates we could revoke the extension. She said yes. Mr. Byler then seconded the motion. Mr. Horst said there's a motion to give an eighteen month extension, which could be photos of progress and a written description. Ms. May said she would be looking for what has been spent and what funds are on hand. Mr. Ramos said he would come personally and answer any questions from the Board. Mr. Mincarelli asked if it would be eighteen months from today or eighteen months from the expiration date. Mr. Horst said it would have to be from today. He then called for the vote, and all were in favor.

Mr. Horst moved on to 526 Green Street. Ernie Brown and Nate Wright came forward with their update. Mr. Horst thought they would have completed the work with the last extension. Mr. Brown said he thought so too but Bob Snyder pointed out several more things that were overlooked. Mr. Horst asked if they brought photos for the Board. Mr. Brown said no because they thought the work would be done. Mr. Wright said Mr. Snyder told them they could move in after they complete some items. Ms. Faggart said he could issue a Temporary CO after they get so much of the work done. So whatever those items are, they can move in after they are inspected. Mr. Brown said installation of the furnace was an item. Mr. Byler thought that was a big item that hasn't been done. Mr. Wright said they have Hammond's coming to do the work. The furnace is there, it just needs to be connected. The contractor needs to put a hole through the wall and insert a tube through the opening. Ms. May asked what's wrong with the cellar steps. Mr. Wright said one step is cracked so that can be repaired with a piece of wood. Mr. Byler

asked what needs to be done to finish the bathroom. Mr. Wright said paint. He asked when the furnace person is coming. Mr. Wright said he can call him on Friday to set up a time. Ms. May said what about the ground for the electrical. Mr. Wright said they need a ground from the meter where the water pipe comes in, probably a six-foot piece of wire ground. Mr. Horst said none of these items are a big deal. He asked why they can't get them done. Mr. Wright said when he gets home from work he has to watch the grandkids since his wife works. Mr. Horst asked how many items are on the list. Ms. May said ten. Mr. Horst asked how long the last extension was for. Ms. May said three months. Mr. Horst said three months for ten items. Mr. Wright said these are new items, they were not on the list before. Mr. Byler read the previous extensions and dates. He asked how much more time they need. Mr. Wright said a month. Mr. Byler said they need to get this work done. Mr. Wright said they won't need a month. Mr. Byler said they heard this before. Mr. Horst said there's two week's work here and suggested the Board give them three months. Ms. May said they need to have the CO by the September meeting. She then made a motion to approve an extension for 526 Green Street until September 15, and Mr. Byler seconded the motion. Mr. Horst called for the vote, and all were in favor.

Mr. Horst moved on to the Agreement for Rehab for 12 Coral Street. Juan Rades came forward with Felix Ramos who would interpret for him. Mr. Horst asked Mr. Ramos to tell the Board what Mr. Rades planned to do. Ms. May said this is the fire-damaged property. Mr. Horst said and we've not taken it. Ms. May said no, he owns the property. Mr. Rades concurred. Mr. Horst said that's why there's no just compensation on the proposal. We've done an appraisal but we didn't take it. Mr. Byler asked if Mr. Rades is a contractor. He said yes. Ms. May noticed on the proposal that the estimated work would cost about \$48,000, not the contractor's estimate of \$21,000. Mr. Ramos said Mr. Rades estimated the cost of materials because he would provide the labor. Ms. May said we just had two gentlemen here who were doing the labor themselves and it took three years. Mr. Ramos said they already cleaned out the property; they are waiting for the ok to start on the work. Ms. May asked how much time during the week does he have to spend on it himself. Mr. Ramos said three days a week, eight hours a day. Mr. Horst said even if the costs don't double, he's short on what he said the work will cost. Mr. Byler said the financials are all credit cards. Mr. Ramos said Mr. Rades said other people will be helping him. Ms. May said whose people. Mr. Ramos said Mr. Alamo, the other owner. Mr. Byler said even if he maxes out his credit cards he will not have enough money to rehab the property. Mr. Ramos said since he is a contractor himself, he will have funds available from that job to put toward Coral Street. He already has five to ten percent of the material. Mr. Byler said one of the things the Board is concerned about is that Mr. Rades starts the project then he's out of funds and can't finish the work then the Authority has to take the property. He doesn't want Mr. Rades to start something that he can't complete. Mr. Ramos interpreted that Mr. Rades will guarantee the progress. Discussion then took place on the fire and when he bought the property. Mr. Horst said the Authority started the process to take it and conducted an appraisal to establish value so that should give you an idea of what shape the property is in. Mr. Patterson said Bob's estimate of \$48,000 even with just materials is low because of the extent of fire damage to the property. Mr. Ramos was told that after they cleaned out the property the damage didn't look that bad compared to what it looked like before. Mr. Patterson then referred to two reports from the engineering firm that identified structural damage that needs to be repaired. Mr. Horst said the report was signed twice. Ms. May said they are different. Mr. Patterson said the estimate by Mr.

Rades doesn't address the conditions identified in the engineer's report. Mr. Ramos said the first report that was done as his experience as a contractor but he said the second one is the one you have to accept. Mr. Patterson understood but he was looking at his estimates of work and costs. There's nothing included about the chimney, nothing about structural supports to the rafters and other items that are mentioned in the engineer's report. He showed Mr. Ramos items from the report that need to be done to floor joists, beams, kitchen floor, soils, burned members that need to be repaired. Mr. Horst thought the second report was a duplicate. Mr. Rades relayed to Mr. Ramos that he took notes and did the estimate before the engineer came. Mr. Patterson said that's the issue here; we can't use his rehab agreement to make a decision because it doesn't address the work that needs to be done. Mr. Ramos relayed that Mr. Rades used his credit cards as financing so he could start the work but he will fix all the issues mentioned in the engineer's reports. Mr. Patterson asked how much he paid for the property. Mr. Ramos said \$5,000. He planned to fix the house with money he earns on other contracting jobs. Mr. Patterson returned to the condition of the property and appraised value of this fire-damaged property, which is a really low number. There is some consideration that the building should be torn down and perhaps a new house built rather than try to repair a damaged property to the extent that this one has been damaged. Even making repairs suggested by the engineer are like band aids on a really bad scab. Since Mr. Rades is the owner, if the Authority took the property it would pay just compensation to him. Mr. Ramos said the beams the engineer spoke about could be replaced. Mr. Patterson understood but was concerned about value because if he puts \$48,000 into the property and he paid \$5,000 for it, he has \$55,000 in the property; he didn't believe Mr. Rades could sell it for \$55,000. Some of this is the concern for him putting money into the property that will be a loss for him. After further discussion, Mr. Byler said due to the financial situation and the engineer's report, he was not satisfied that this would be an acceptable rehab agreement so he would make a motion that the Board deny the rehab agreement for 12 Coral Street and instruct counsel to continue with the taking of the property. Ms. May seconded the motion. Mr. Patterson wanted Mr. Rades to know that he will be paid the value of the appraisal, which is \$2,200. Mr. Rades wanted to know from who and how will he get the money back that he invested. Ms. May said we can't pay more than the just comp. Unfortunately, that is part of the learning experience, the time he put into it on a condemned property. Mr. Horst said there was a motion and a second then he called for the vote, and all were in favor.

Mr. Horst went on to the Rehab Agreement for 748 South Queen Street. Mr. Mincarelli said this proposal is submitted by PNC Mortgage Corporation who purchased it at Sheriff Sale back in May. They haven't gotten a deed to the property yet but they submitted a proposal. Ms. Faggart gave it to Bob Snyder to review. She said Mr. Snyder met the contractor at the site. Mr. Mincarelli said Mr. Snyder thought his review of the proposal looked realistic. Mr. Mincarelli received a signed copy of the rehab agreement by email. The proposal attached to it shows that they would expend \$22,300 in construction costs to bring it up to code. PNC is just the equitable owner until they receive the deed from the Sheriff. As soon as they do, they will commence the work. Ms. May then made a motion to accept the rehab agreement subject to PNC getting the deed. Mr. Byler asked about a completion date. Mr. Mincarelli said they didn't give a date but they did say that it would be completed within twelve months, so he will add that to the agreement. Mr. Byler seconded the motion. Mr. Horst called for the vote, and all were in favor. Mr. Patterson asked Mr. Mincarelli to ask PNC to write a time line for the improvements so the City

has something to inspect to. Mr. Mincarelli agreed but asked how often. Mr. Patterson said they don't have any dates on the rehab agreement in terms of expected completion of the work. Mr. Horst said they don't know when they can start since they're waiting to get the deed. Mr. Patterson said when they do, can they give us that time line. Mr. Mincarelli said you want milestones, and Mr. Patterson agreed. Mr. Mincarelli said they also have a \$1,000 check. He asked them to hold it until he found out if the Board would approve the rehab.

Mr. Horst moved on to the Offers to Purchase and noted there was one proposal for 528 East King Street. Mariolys Santana and Herb Yellets came forward. Ms. Faggart passed around some photos of 461 Manor Street which she completed on April 28, 2015. Mr. Horst noted that someone likes stone since it's used on the outside as well as inside the house. He asked what's different this time. When Ms. Santana did Manor Street it took her three years to get a CO. Mr. Yellets said she has a better contracting crew. Mr. Horst asked who it is. Mr. Yellets said the contractor is Zigberto Lopez and Mr. Yellets will be working with him. He's worked with Harry Yellets on his projects. When he pulls a permit and Bob Snyder inspects his work, he never has a problem. Mr. Byler asked if their intention is to sell the property or to rent it. Mr. Yellets said they want to turn it into a two-unit. Mr. Byler mentioned that it's a three-unit. Mr. Yellets said its three units but for fire escape work, you don't need a third unit up there. Mr. Byler asked if he would leave the third floor empty. Mr. Yellets said no, the second and third floor will be one unit with one unit on the first floor. Mr. Byler asked if they have other properties in the city that they rent out. Ms. Santana said yes. Ms. Bousquet asked where the rental properties were. Ms. Santana said 452 North Market Street. Ms. Bousquet said that property isn't registered as a rental. Mr. Yellets asked who she should see about the rental. Ms. Bousquet said the Treasury office. She asked for other rentals. Mr. Yellets said that's the only one she has. Mr. Horst asked if there are other unregistered rentals. Mr. Yellets said no. He spoke to Ms. Santana in Spanish about what was happening. Mr. Horst asked how you know if something is being rented. Mr. Patterson said through water bills because they end up with a certain address. Right now for both properties – 452 North Market is listed as the mailing address. Mr. Byler said what is both properties. Mr. Patterson said 461 Manor and Market Street. Ms. Bousquet said so she isn't living there. Ms. Santana said 461 Manor. Mr. Patterson said there are outstanding property taxes on 461 for both 2014 and 2015. There are also outstanding tax bills and utility bills on 461 and outstanding utility bills on 452 North Market. Mr. Yellets relayed this information to Ms. Santana. Mr. Horst asked if anybody on the Board thinks this is a good idea. Ms. May and Mr. Byler said no. Mr. Byler said with all the outstanding taxes and violations, refusal to register a rental, renting out rooms in the basement, there seems to be a lot of things that need to be taken care of before another project is undertaken. He then made a motion to deny the offer to purchase 528 East King Street, and Ms. May seconded the motion. Mr. Horst called for the vote, and all were in favor. Ms. Faggart returned the deposit check to Ms. Santana. Ms. Faggart said if it wasn't for the address on her check she wouldn't have looked it up. Mr. Patterson said he would have checked because she was applying for a rental property.

Mr. Horst moved on to the Update on Residential/ Commercial Properties. Mr. Patterson is still waiting to hear from Matt Beakes on Strawberry Street. He knows he's been focusing on finishing the LHOP property on New Holland Avenue and they are working on Poplar Street. Mr. Beakes thought they could do the project so Mr. Patterson is waiting to hear from him. He

mentioned that the City inspectors had to go before the District Magistrate today for property maintenance issues related to trash at 445 East Strawberry Street. He will talk to Rev. Bailey about keeping up the maintenance on this property.

Mr. Patterson said there is a pre-submission conference on the Bulova Building tomorrow with proposals due on the 17<sup>th</sup>. There are a few complications, one being that the owner is not providing access to the building for anyone interested in submitting a proposal. Ms. May asked who controls it. Mr. Patterson said Mr. Gerber. Mr. Mincarelli said there is a provision in the Eminent Domain Code that allows for inspections if we are going to condemn it. Mr. Patterson said the condition of the building today, as far as we know, the sprinkler system is functioning, there are no exterior issues with the building, they remediated the mold issue, so he didn't think we had the grounds to get an administrative order to get into the building. He knows the local rep is coming to the pre-submission conference tomorrow so he will talk with him then. We'll see what happens on July 17<sup>th</sup>. The Board's first action will probably be in August. At that point, Mr. Mincarelli said the first step would be to approve the Redevelopment Plan by resolution, then submitted to City Council for action. Mr. Patterson told the developers their proposal will be the first step in the process for us to decide who we may want to work with to put together the full Redevelopment Plan for the property. He thought August would be the time to accept one of those RFP's to work with the developer, hopefully September to adopt the Redevelopment Plan, then start the public process with the Planning Commission and City Council.

On West Lemon Street, Mr. Patterson said we fine-tuned the Redevelopment Plan with a few minor edits for the Board to look at. Again, we need to get that on the Planning Commission agenda for the first public process. Mr. Byler said we are not condemning it though. Mr. Patterson said we are condemning it by eminent domain as part of the Redevelopment Plan, not as a single property. Mr. Byler asked if negotiations have diminished. Mr. Patterson said Mr. Rice is still looking at the comps from our list of properties but we've not heard anything from him for several months. In one of those cases, he paid \$10,000 for it, we offered him \$30,000 but he chose not to accept it. Mr. Mincarelli said his attorney said this is his retirement. Mr. Patterson said he can't get a CO for it in its current condition though. It took him years to deal with the exterior. Mr. Mincarelli said it's the rental income that will pay a stipend every month; of course, he will need to fix it up to rent it. Mr. Patterson said that Lancaster Press is working on a design for the park that we would include with the submission to the Planning Commission.

Mr. Horst moved on to the Solicitor's Report. Mr. Mincarelli referred to an email he sent to the Board on lock boxes. It came up in a conversation with Mr. Younger at a closing who said they get bogged down because City personnel are tied up and can't meet the realtor and client for a property showing. He thought Mr. Byler's response was on target in terms of us still being able to monitor people going into the building with signed waivers. If we can control it in that way, they don't get access to the lock box without providing a waiver, then we shouldn't run the risk of any liability claims for anybody that gets injured. Ms. Faggart asked if they are still signing a paper copy of the waiver. Mr. Mincarelli said yes. Mr. Horst asked if Mr. Younger has to sign a waiver every time or does he sign one a year. Mr. Mincarelli said he signs one for each property. Mr. Byler said each showing agent needs to sign also. Mr. Horst said for each property a waiver would have to be signed. Ms. Faggart said and each person interested in buying the

property has to sign since that's the way it is now. They all agreed. Mr. Byler asked if the client has to sign it. Mr. Mincarelli said everyone who enters the property does. Mr. Horst said the Authority doesn't have sovereign immunity like the City does. Mr. Mincarelli said we do have immunity but there are eight exceptions to immunity and one of them is the condition of real estate. We have a limit of \$250,000 exposure but if someone really gets hurt, with medical costs being what they are, \$250,000 isn't that much. To answer a question from Mr. Byler, Mr. Mincarelli thought Mr. Younger was present at all showings but he would need to modify the language in the listing contract anyway since it says nothing of lock boxes. We could put in language that says anyone who gains access has to sign a waiver and it has to be made clear on the multi-list as well so that people are given notice in advance. It will be the broker's responsibility to make sure he gets the signed waiver. Mr. Patterson wanted to clarify that it wasn't non-responsiveness on our part, it was calls from the realtor saying he has an interested person and asking if an inspector could meet them at the property right now. The answer is no. An appointment could be made for the following day or a date convenient to all but not right away. Ms. May said you can't expect someone to drop everything on a moment's notice. Mr. Patterson said the point of having an inspector was to point out a soft spot in the floor or some other hazardous item. He's fine with putting lock boxes on the properties as long as the liability waivers are signed. Mr. Byler said Mr. Younger has to be there so putting lock boxes on the properties is a moot point since he's going to have the key in his office. Mr. Patterson said he would not want to remove that requirement that someone from Mr. Younger's office be there. Mr. Horst asked if he's going through the properties with someone who understands what is safe and what is not safe. Mr. Patterson said Joe Younger or one of his agents has to be there. Mr. Byler said it's his responsibility as our agent to make sure the papers are signed. Ms. Bousquet said there's more to the process than just looking at the property. They take the time to explain that applicants will have to come to the meeting, they need to fill out the rehab agreement, there's a deposit, and it's competitive at the table. There's more to it than just signing the release that Mr. Younger's office can help share. Mr. Byler said if that's the case then the lock box would be unnecessary since he will have to show up with the key anyway.

Mr. Mincarelli then handed out two reports and noted that he did not get the June payments from Penn Square Partners but said they have been paying later in the month. The second report is a list of properties that have been condemned then sold under redevelopment contracts. The ones highlighted in red were either in default or received default notices. The same thing goes for the ones sold under rehab agreements. The Board discussed various properties on both lists and asked Ms. Faggart to check on the status of several.

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