

AGENDA

JULY 25, 2022,

4:30 PM

1. ZOOM LINK

Join Zoom Meeting <https://us02web.zoom.us/j/82410024474?pwd=eWY3MFhWNWF0TjB2SURmUFNJK254QT09>

Meeting ID: 824 1002 4474

Passcode: 508861

Dial by your location +1 646 558 8656 US (New York) Find your local number:
<https://us02web.zoom.us/j/82410024474?pwd=eWY3MFhWNWF0TjB2SURmUFNJK254QT09>

2. Public Comment

3. Roll Call

4. Approval of June 27, 2022 meeting minutes

Documents:

[2022-06-27.pdf](#)

5. Financial Report

6. Bills and Communications

7. Report from Administrator and Consultant

a. Property Inquiries

8. Land Bank Pre-Screening Applications

9. Unfinished Business

a. 707 Hamilton Street

b. 421 Hale Street

c. 948 Queen Street

d. 208 Gable Street

e. 439 Chestnut Street

10. New Business

11. Adjournment

Pottstown Borough Land Bank Board Meeting

June 27, 2022

The meeting was called to order by Deb Penrod at 4:35 p.m.

Public Comment: None

Board Roll Call: Deb Penrod, Twila Fisher (Zoom), Carol Kulp, Jamie Sanchez, Lisa Vanni (Zoom)

Approval of April Meeting Minutes: Motion to approve: Twila; Carol seconded

Financial Report: Jamie Sanchez

Review of Bank Statement:

- a. Beginning Balance: \$99,076.68
- b. Balance ending 5/31/22: 98,878.68
- c. Check went through on June 5 for \$198.00

Bills and Communications:

There is one bill that still needs to be paid in the amount of \$75.00.

Report from Administrator and Consultant:

Peggy: PA Land Bank Network that met earlier in the month, there was a national community trust presentation, and this could be an avenue for us to get property. Two presenters noted that Wells Fargo and Bank of America have dried up regarding donations. Every buyer gets their own portal. They are interested in working with land banks and could help develop a program for us.

Winnie: Recommends that the Land Bank fill out application and get started. They will be available to answer questions and we might consider inviting them to the next meeting. Peggy said she thought that would be helpful and will reach out to them.

Peggy: We also had a meeting with Portnoff, looking at more opportunities for the Land Bank. Portnoff gets the properties that are delinquent from the School District, the Borough, and the Authority, so they are the vehicle navigating properties we might be looking at. If properties appear on tax sale for the County and the County obligations are satisfied, that doesn't mean everything else is satisfied.

948 Queen St., for example. That is scheduled for August 11 sale with the County. If it sells at the minimum bid, that money is spread across several entities that are owed money.

If the County is paid for its portion and the other balances are taken care of, it could go to sale on September 28 by Portnoff.

Winnie: Portnoff collects taxes just like the bank would collect on a mortgage under municipal claims and tax lien law. The County proceeds under real estate tax sale law, which governs County taxes. When all three are unpaid, the County can bring it to judicial sale.

If the owner pays off County tax portion – comes off judicial sale list but Portnoff can still take it to sheriff sale.

We hope Portnoff will come back with a clearer way to acquire the properties. The County has a pretty clear path for how properties move through their tax claims. They asked for a blighted property list from the Borough. If any of those properties are delinquent in taxes, they could look at how to coordinate all the players and how to move those properties forward with the land bank.

Assuming that the owners were served notices, properties acquired at free and clear sale do not require the mortgage to be paid.

Peggy and Winnie answered several clarifying questions about the process of judicial sale and how owners are served due diligence notices. The Board reviewed the due diligence packet submitted to the board for this meeting. Peggy noted two things about the reports: The assessed values listed are just what the County has assigned as a value; it is not market value, and “clean and lien” means the Borough has taken care of mowing the grass and has placed a lien against the property for the cost of doing so.

948 Queen St.: We do not know if it is vacant or not. Twila will check with the Queen St. block captain to see if they know more information.

Carol made a motion and Jamie seconded for Solicitor to perform a title search at the direction of the Administrator, after completing more research

Peggy and Winnie will find out any more information they can about the property, including possibly viewing the file that the Montgomery County Tax Claim Bureau has.

421 Hale St. (vacant lot): Motion made for Solicitor to perform a title search at the direction of the Administrator, after completing more research.

403 Walnut: We will pass on this property for now.

439 Chestnut: Although it needs a lot of work, we are interested in stabilizing this block. Motion made for Solicitor to perform a title search at the direction of the Administrator, after completing more research.

208 Gable St.: Motion made for Solicitor to perform a title search at the direction of the Administrator, after completing more research.

261 W. Beech – we will not look into this now as it was very blighted.

109 N. Hanover – Owner has no interest in selling.

308 1/2 Union Alley – We will not pursue it at this time.

A notice of these properties will be sent out to pre-screened developers. We can also send it to the Pottstown Housing Coalition.

Land Bank Pre-Screening Applications: We received one call; the gentleman was directed to the website. We haven't received anything back yet.

Unfinished Business (Solicitor update): 707 Hamilton update: Genesis Housing is going back and forth with the Borough to see what work will be completed by the Borough prior to the acquisition.

New Business: We directed the Solicitor to do a letter to Genesis Housing for other grant dollars. That has been sent and we expect Judy to sign off on it so that they can access the dollars they are entitled to.

Other Comments: None

Adjournment: Deb made a motion to adjourn; Carol seconded. Meeting adjourned at 5:54p.m.

The next meeting will be at 4:30 p.m. on July 25, 2022.