CITY OF WILLIAMSPORT

REDEVELOPMENT AUTHORITY

MEETING MINUTES
REDEVELOPMENT/LAND BANK AUTHORITY OF THE CITY OF WILLIAMSPORT

April 24, 2024, 11:30 A.M.
144 West Third Street, Trade & Transit Centre II, Third Floor-Michael Ross Room

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1. Call to Order – Jennifer Matz called the meeting to order at 11:39AM.

2. Roll Call – Jennifer Matz, Jade Walton and Don Lundy were in attendance.

3. Approval of minutes from the meeting of February 21, 2024 & March 27, 2024

Don Lundy made the motion to reaffirm the approval of the February 21, 2024 minutes, seconded by Jennifer Matz-motion approved and carried.

Don Lundy made the motion, seconded by Jade Walton to approve the minutes from the March 27, 2024 meeting-motion approved and carried.

4. 2169 Mosser Ave.

a. ZForce Inspection report

The report revealed that the property's structure is sound, but has some charring that needs to be rectified. Additionally, it needs sheeting, siding, and flooring, etc. There is currently no access to 2nd floor due to the staircase being burned away. The fire was due to a potential arson, which caused a lot of damage to spread through all units. No one has been indicted for this. The total cost for the inspection is $1,468.00.

b. Maintenance report

Jaron Bartholomew has secured the property by boarding up all open areas and placing hinges and a lock on the door. The grass has been mowed and the trash removed. Total cost for services is $422.00, which includes time & material. The board plans to utilize Mr. Bartholomew's services for other projects.

c. Insurance report

The property has been insured by the Dunn Agency for $1,300.00 per year.

d. Next step

Duraclean performed an assessment of the property and came up with a plan which is outlined in the letter provided.

Jennifer Matz made the motion, seconded by Jade Walton, to approve August Memmi to engage in a contract with Duraclean, not to exceed $10,000.00-motion approved and carried.

5. Any Other Business

a. Executive Session

Don Lundy made the motion, seconded by Jade Walton to move into executive session. The discussion evolved around evaluation of particular properties on the blighted list, in particular-743 Park Ave, as well as 415 High St., including other blighted properties on the list.

A motion is suggested to reaffirming the letter being sent to 743 Park Ave with minor changes. Additionally, an appraisal will be requested by the Executive Director, August Memmi to Carl Nolan which will be by outside view only. Mr. Nolan shall have access to certain documents regarding blighted property conditions.

This appraisal/evaluation shall remain confidential with the board as it relates to evaluation and negotiation with the property owner until such time, and if in the event eminent domain is approved by the board, only at the time will the appraisal become a public record.

Executive session began at 12:04PM and ended at 12:28PM.

b. Mr. Memmi mentioned that all board members should turn in their Statement of Financial Interest form a.s.a.p.

6. Adjournment – Jennifer Matz made the motion to adjourn the meeting, seconded by Don Lundy-motion approved and carried.