

# **Pottstown Borough Land Bank Board**

## **Meeting of the Board**

Monday January 27, 2020  
Pottstown Borough Hall  
100 E. High St.  
Pottstown, PA 19464

### **Meeting Minutes**

Called to order at 4:35 PM

Present:

Justin Keller (Borough Manager)  
Carol Kulp  
Winnie Branton (Administrator)  
Deb Penrod  
Peggy Lee-Clark (PAID)  
Michael Mauger  
Cheryl Chiarello

Absent:

Twila Fisher

**Public Comment** – none from public present

**Minutes** – approved as attached.

### **Bills & Communications**

- Bill from Branton Strategies in amount of \$2,550.00 for two months.
- Justin Keller has been comparing list of vacant properties with those that have outstanding back taxes and utilities, and prioritizing them in order of greatest outstanding debt to least. Found anomalies on list – feel like the list shows fewer vacant properties than there really are.

### **Report of Administrator**

- Presented on behalf of PBLB at meeting in Norristown hosted by PA Housing Alliance. PAHA had invited municipalities from MontCo, focused on Norristown and Pottstown.
- Website has updated, materials from that presentation have been posted.
- During meeting with Jason Salus, County Treasurer, and Bill Caldwell, first deputy at tax claim bureau. They're receptive of how LB can acquire properties from judicial sale and how we can work together to repository lists to productive use. All on repository list are

vacant lots, none have structures on them. There'd be no reason why LB would share that the repository list properties were available.

- If buy a property off repository list, you pay taxes on what the assessed value is until you transfer it. So LB acquiring it first then transferring it to a new owner, Borough would see a benefit in increased assessed value.

### **New Business**

- Branton:
  - Suggest having open house meeting to public after our next meeting (March 23) to present to the public about the PBLB and how it works and how the public can benefit and be involved and work with the PBLB.
    - JK – requests that a press release be issued advising of this meeting.
  - Peggy Lee-Clark advises that we provide info on what properties can/can't go through the PBLB. Not all properties go through the same process. For example, “blighted property” has a very specific definition.
    - This list is located in the Ordinance
  - Mauger requests certain adjustments for request for qualified purchasers: ensure applicants are required to disclose other entities in which they hold interest, and for the affidavit that requires the applicant to state they have no outstanding code violations or taxes to include properties owned outside of the Borough.
  - Mauger asks if there's a local realtor/developer trade organization. Peggy says not really.
    - Peggy and Twila have many contacts, will try to contact those who may be interested or relevant parties and to find out times that work for them. Will see if they're avail March 23<sup>rd</sup>.
- Budget Discussion
  - There was a budget submitted w/ PHARE app, but Branton needs to talk to Fisher about budget if we do not get PHARE grant to figure out how property acquisitions will happen.
  - Still thinking May for finding out about grant.

Adjourned 5:24