

**WORK SESSION  
MUNICIPAL BUILDING**

**December 14, 2015  
DELRAN, N.J.**

**SUNSHINE STATEMENT:** Be advised that proper notice has been given by the Township Council in accordance with the sunshine law in the following manner. Notice advertised in the Burlington County Times on December 10, 2014 and posted on the bulletin board on the same date.

**ROLL CALL:** Mr. O'Connell, Ms. Pangia Mr. Schwartz, Mrs. Kolodi and Mr. Catrambone were present.

**ALSO PRESENT:** Mr. Long, Solicitor, Mr. Paris, Mayor, Mr. Hatcher, Administrator and Ms. Eggers, Municipal Clerk.

Mr. Catrambone stated that this meeting will run like a work Council work session. This is an informational meeting and we are happy to see many residents in attendance. We will run through the agenda with the schedule of speakers we have tonight and then Council will have an opportunity to ask questions of the speakers. After that, we will open the meeting to the public for any questions or comments. This meeting will be educational for both Council and the residents. No action will be taken tonight. We appreciate the speakers taking their time to come out tonight to present to Council.

**Faith Bass, Realtor/Broker Associate of Keller Williams Realty**

Mr. Catrambone introduced Faith Bass, Realtor/Broker Associate of Keller Williams Realty and lifetime Delran residents. Mr. Catrambone stated that she taken quite a bit of her own time to prepare a lot of information and has been the catalyst in putting this meeting together.

Faith Bass thanked the members of Council, Mayor and staff. She stated that she and her team started this mission four months ago and have put in many hours of work to create the files for Council to have every piece of information for Council to be able to create a VPRO registration list. Which will be necessary for all of the abandoned home in Delran. Our research has shown that we are up to 311 properties in some state of foreclosure. As of today, 113 of those homes are abandoned. Ms. Bass stated that she and her team have done this voluntarily and not under Keller Williams Realty.

**Thomas Borgers, Borgers and Associates**

Mr. Catrambone introduce Thomas Borgers. Mr. Borgers has 35 years in the Financial and Mortgage industry, the Federal Government and various consulting firms. He has held the position of banker, investor, regulator, senior examiner and investigator, CFE, analyst, consultant and expert. .He spent twenty-one years at JP Morgan. In 2009, Mr. Borgers was appointed as Senior Investigator for the Financial Crisis Commission, housed in Congress. At the Commission, his primary focus was on large bank regulatory reviews, Whistleblowers, GSEs, Put-backs, mortgage fraud, and the entire mortgage Securitization process. For his work on the Commission, he was awarded the Washington DC ACFE Examiner of Year for 2009 and 2010 and also the 2010 Special Act of Service Award by the Commission.

Mr. Borgers thanked the Mayor and Council for inviting them here today. Mr. Borgers presentation included providing insight into the findings of the Financial Crisis Inquiry Commission. Mr. Borgers discussed his experience at JP Morgan and touched on secondary mortgages which played a substantial roll in the financial crisis. Mortgages moved from originate to whole, to originate to distribute. Hundreds of millions dollars in poor quality mortgages were originated between 2005 and 2007. No one was held accountable for this action. Most of the mortgages were originated by mortgage brokers, who were not regulated by the federal government. They then sold the mortgages to investors in the secondary market. The banks issuing these securities did not disclose or made false representation about the collateral. The banks believed they would not be held responsible. Mr. Borgers provided examples of the false representation. Mr. Borgers discussed the homeowners that were put into these bad mortgages. Some people believe that they should be held accountable for getting into these bad mortgages. According to his expertise, the burden should not fall on the homeowners. It should fall on the mortgage brokers, the banks and others that put them into the mortgages. Homeowners relied on their expertise. The vast majority of the mortgages issued during this time period were for the benefit of those making billions of dollars from the mortgages. Bankers disregarded their responsibility to the homeowners and their investors. Mortgage Brokers were not managed properly. Federal Examiner did not want to stop the mortgage machine. They were not being proactive in examinations that would stopped or lessened this crisis. Mr. Borgers stated that during his time as a Federal Investigator, his role was to recover as much money for the US Government as possible. His secondary role, was to get indictments and convictions. One thing he has learned is that it is very hard to make things right. In closing, Mr. Borgers stated that before this crisis, bankers knew that foreclosure was a last resort. Bankers must be held responsible for vacant properties and properties in foreclosure. Mr. Borgers thanked Mayor and Council for inviting him here tonight.

### **Jason Kreisman, Real Estate Appraiser/President of the NJ Property Appraisals**

Mr. Catrambone introduced Jason Kreisman.

Mr. Kreisman is the President of NJ Property Appraisals and a State of NJ Licensed Real Estate Appraiser. He began his appraisal career in 2005 and gained his experience in a dynamic, fluctuating and escalating marketplace. He has gained the respect from colleagues, attorneys, and mortgage companies around the US for his ability to provide accurate and credible residential appraisal reports. His area of expertise focuses on complex valuation assignments, along with litigation support, while covering eight Southern New Jersey counties.

Mr. Kreisman touched on two topics from the eyes of an appraiser. He covered what a real estate appraisal is and how property values are affected in communities where there is an in foreclosures and abandoned properties. Mr. Kreisman stated that a real estate appraisal is an opinion of value. He discussed what is involved in the preparation of an appraisal, the reason for performing an appraisal and the role of an appraiser. Mr. Kreisman discussed the effect of foreclosures on appraisals. Appraisers can use foreclosures and short sales as comparable sales. In areas where that are saturated with foreclosures and short sales, the appraiser may have no choice but to use them as comparable sales. Mr. Kreisman touched on the three types of property values and explained the differences. They are assessed or taxable value, appraised value and market value. In closing, Mr. Kreisman stated that distressed properties may have a

negative impact on surrounding homes. Mr. Kreisman stated that there was a statistic posted two days ago in the Courier Post that stated NJ has the highest rate of foreclosures in the nation according to Realty Track. One in every one hundred and seventy-one residential dwelling is in some state of foreclosure. Mr. Kreisman stated that with the Mayor, Council, State Officials and the citizens as a united front, we can resolve the issues facing community and continue with growth and prosperity.

### **Julie Leisure, Senior Loan Officer at J.G. Wentworth Home Lending**

Mr. Catrambone introduced Julie Leisure, Senior Loan Officer at J.G. Wentworth. Ms. Leisure has twenty-four years of experience in the mortgage industry. That experience includes Fannie Mae, Freddie Mac, USDA, VA, FHA and investor portfolios. She is the supervisor of the HARP Program, Bankruptcy Buyout Program and Fresh Start Program. She is also a Delran resident.

Ms. Leisure discussed the options available to residents prior to foreclosure proceedings. In 2009, Fannie Mae, Freddie Mac and the Government came up with the Making Home Affordable Program. There are several branches of that program that she currently supervises. Ms. Leisure explained the HARP and HAM Programs. The HARP program is the first step residents can take prior to their mortgage being delinquent. This allows residents to refinance their current mortgage, as long as it was taken out prior to 2009. Once your mortgage is delinquent, HAM is a modification program. This is applied for through the mortgage company and each has their own procedures for this program. Both of these programs are only serviced through Fannie Mae and Freddie Mac. If you are served through USDA or FHA there are also programs available. Ms. Leisure stated that she brought information on other programs available in NJ that residents may not know about. They include the NJ Home Saver Program, NJ Home Keeper Program and the NJ Judiciary Foreclosure Mediation Program. Ms. Leisure also discussed short sales, which can be done even if you are not behind on your mortgage.

### **Raphael Kasen, National Association of Realtors**

Mr. Catrambone introduced Raphael Kasen,

Mr. Kasen spearheads the Housing and Community Development Network's problem properties and neighborhood stabilization policy work, where he designs and leads trainings, and regularly consults with municipalities on their abandoned and vacant property challenges. He administers the Network's statewide system of advocacy teams, encompassing seven counties and four municipalities, who work to address housing and community development issues at the local and regional level. Prior to joining the Network, Raphael worked as a community organizer with Network member Community Access Unlimited, where he advocated and organized on housing and community integration issues for adults with developmental disabilities.

Raphael Kasen provided the background of the Housing and Community Development Network. His discussion included vacant properties and the various tools available to municipalities in regards to vacant and abandoned properties. Mr. Kasen provided background on the foreclosure process in NJ. NJ is a judicial foreclosure state, which means that a bank or creditor must prove in court that they can foreclose. In non-judicial states, there is no court. Banks and creditors can foreclose as soon as a homeowner defaults on their mortgage. In judicial states the process can be much longer. Mr. Kasen provided statistics on foreclosures in NJ. The average time to complete a foreclosure is about three

years. We are roughly double the national average on number of foreclosures. Mr. Kasen briefly discussed the pending bills in the legislature. Mr. Kasen discussed the Vacant Property Rehabilitation Act and others tools available to the Township. The Vacant Property Rehabilitation Act establishes a procedure for creating an abandoned property list and identifying an officer who handles that list. The list allows the municipality to address abandoned properties. Mr. Kasen reviewed the criteria to identify an abandoned property and place them on the list. Mr. Kasen stated that the first step for the Township would be to adopt an ordinance to create an abandoned property list and designate a public officer. Properties can be added to the list. The Township must notify the homeowner that the property is being added to the list and must publish the list. Also, the Township must give the homeowner time to appeal the list. Once the list is created it gives the Township the ability to hold a Special Tax Sale for vacant properties and set requirements for the bidding. Mr. Kasen discussed spot blight eminent domain and the process the Township would need to take. The next subject is Vacant Property Receivership. What this does is use the court system to address vacant properties. You do not need the list to engage in this process. This is a rehabilitation program only and not be used to demolish the property. The municipality or designee files an order of possession with the court to gain control of the property for the purpose of rehabilitation. Mr. Kasen explained the process of receivership. The Vacant Property Registration Ordinance is probably the most popular used by municipalities in NJ. This requires owners to register with the Township and can also set standards for maintaining the property and also set an escalating fee schedule. This can be an incentive to get vacant properties turned around. The last legislation Mr. Kasen discussed is the Creditor's Responsibility Act. Delran has already adopted this legislation. Mr. Kasen thanked Mayor and Council for their time.

### **Bruce Shapiro, NJ Realtors**

Mr. Catrambone stated that Mr. Shapiro was unable to attend tonight but has submitted a letter and asked that it be read into the record.

Dear Council President Catrambone:

On behalf of the Burlington Camden County Association of REALTORS® (BCCAR) and New Jersey REALTORS®, I am writing to submit our comments in advance of the Council's upcoming meeting on December 14." concerning the issue of vacant and abandoned properties. While we unfortunately are unable to attend this meeting due to a scheduling conflict, BCCAR and NJ REALTORS® want to express our willingness to be a resource for Delran officials on this issue.

REALTORS® understand how important the issue of vacant and abandoned properties is not only for current residents of Delran, but also for those attempting to sell their homes as well as those who may wish to call Delran their home in the future. As such, BCCAR and NJ REALTORS® are aware of the fact that vacant and abandoned properties have become a major issue not just in Delran or Burlington County, but across the State of New Jersey and the country for that matter.

Across New Jersey, municipalities have been looking for ways to address the issue of vacant and abandoned properties, both by using ordinances already on their respective books and by adopting new ordinances as allowed under State law. BCCAR and NJ REALTORS® understand the concerns municipalities may have with vacant properties in their towns, from decreases in property values to effects on the local tax base to the costs borne by a municipality itself. Looking at this issue from a real estate perspective, vacant properties can have an impact not just on

properly values, but also the ability to buy and sell homes, whether they are on a street where vacant properties are present or in selling a vacant property, because of liens or other restrictions.

A study released by the National Vacant Properties Campaign has shown some of the effects that vacant properties can have on a community, including the following examples:

- In Philadelphia, homes within 150 feet of a vacant property experienced a net loss of over \$7,600.00 in value.
- In Austin, streets with vacant properties had over 3 times as many drug calls and 2 times as many theft calls as blocks without vacant properties.
- Trenton, the city at one point spent as much as \$1 million per year to maintain and secure vacant properties.
- Failure to collect between 2%-4% of property taxes due to delinquencies or abandonment translated to anywhere from \$3 billion to \$6 billion a year in lost revenues for local governments and school districts.

When looking at these statistics, it is important to consider the economic impact they ultimately will have on the residents of a community, especially when considering some of the sources referenced in this study were based on dollars in 2005 or earlier and as such, would probably be higher today. The question is what can be done now to address the issue of vacant properties.

As we have seen across New Jersey and in Delran, municipalities have taken action to address vacant properties within their communities. As you know, Delran now has an ordinance on the books requiring creditors in possession of a property to maintain it so there is no undue impact to the residents of a neighborhood where the property is located. Municipalities also have the ability to maintain properties if necessary, such as by cutting grass or boarding up broken windows, by placing a lien on the property for the cost of the work being done.

While solutions such as these are available to assist municipalities with the maintenance of vacant properties, larger issues still remain concerning how to stop properties from becoming vacant in the first place or how to get vacant properties off the books and back on the tax rolls again. While there is no easy answer to this part of the equation, it is important to consider the effect any new policies may have on trying to get those properties off the market, such as by placing so many liens on it that it is not cost effective for someone to purchase it or to create additional fees for the purposes of registering a vacant property that only increase the cost to turn the property over.

Moving forward, BCCAR and NJ REALTORS are available as a resource to yourselves here in Delran concerning the issues surrounding vacant properties or any other matters affecting homeownership and the real estate industry in your town. We thank you for taking the time to view our comments and please do not hesitate to contact us any time at (732) 494-4713 or via e-mail at [bshapiro@njrcaltor.com](mailto:bshapiro@njrcaltor.com).

Sincerely,

Bruce S. Shapiro, Local Government & Regulatory Affairs Coordinator

## **Mr. Borgers and Christopher Taylor, General Counsel for Borgers and Associates**

Mr. Borgers stated that he feels that for small and medium towns, there can be solutions to the issues discussed to tonight. Mr. Borgers stated that his firm is looking at supplying services for municipalities to combat the problem with abandoned properties and work with the banks. We believe that there is strength in number and we can use that to get action.

Christopher Taylor, Esq., discussed best practices and innovative solutions that some states have used to deal with vacant property issues.

Mr. Taylor believes that Borgers & Associates can assist the Township in the following areas:

- The Vacant Property Registration Ordinance
- Assessing ordinances which should be adopted to maximize Delran's ability to fine and or compel creditor's to maintain abandoned homes
- Enforcement of Township Code and Ordinances
- Work with Finance Department to set up a system for maintaining up to date files regarding fines levied by the town and reconcile that with what is paid by creditors to make sure owed funds are not falling through the cracks.
- We intend to use our experience regulating, running and investigating banks to help identify the most efficient means of communicating with the banks.
- Work with the court to send violation to bank executive's
- Review and oversee rehabilitation plan and progress
- Monitor vacant property on a monthly or bi-monthly process to make sure the rehabilitation plan is being followed.
- Collect and analyze progress data and use that to strengthen ongoing negotiations with creditors and banks
- Oversight of fines from violations

In conclusion, Mr. Taylor stated that in NJ and around the country the presence of vacant and abandoned homes is a continuing and growing problem. Cities that have successfully begun to combat this problem have shown three things:

- A commitment to collaboration between the municipalities and the private sector to identify problem area and homes
- A commitment to putting rules in place to compel maintenance and fines for not complying
- A willingness and ability to enforce code violations and collect fines from creditors

Mr. Taylor stated that he and Mr. Borgers believe that they can assist the municipality with these manners and thank Mayor and Council for the opportunity to make their presentation.

Mr. Catrambone stated that Council has indicated that we are interested in learning as much as we can. The first step was to see where we are. Faith Bass has done a great job in preparing that information. The next step would be to see where we want to go. Then we need to determine what is needed to get there and if we are willing to put the steps in place. Mr. Catrambone stated that he has so many questions. The most important thing for Council is to have a plan. The next step for us, with the help of the Solicitor is to put the laws allowed into place.

**Mr. Long stated that the presentations tonight were top notch and they were very well prepared. The regulations discussed tonight in regards to the Vacant Property Registration Ordinance. The ordinances are written for the Township but have not been acted upon.**

Mr. Catrambone stated that the issue the Township is faced with is having someone in place to handle the process and what that cost would be. Our option would be to hire staff or use the services provided by an outside firm. Council would need to know the cost associated with both options.

Mr. Borgers stated that the first thing they believe the Township should do is go after the banks which will generate revenue for the Township through registration and fines. That will help fund the work needed to deal with vacant property issues. There are certain steps that can take place right away such as adopting the vacant property registration ordinance. They need to sit down with the Mayor, Council and members of the building department to see what services will work best for the Township.

Mr. Paris asked if they provide these services to any other municipalities.

Mr. Borgers stated that currently they do not provide this service but have worked on similar projects. They have spent the last several months figuring out if they could provide these services at a reasonable cost to municipalities. We will tailor the services to the needs of the township.

Mr. Catrambone asked if any other members of Council have questions.

Mrs. Kolodi asked why the banking industry changed in 2005 from being conscientious about mortgages.

Mr. Borgers stated that the banks and other players knew that they would never be held accountable.

Faith Bass stated that in 2015, Delran had more notice of intent to foreclose than they had from 2007-2010. This is happening across NJ. There is a whole new wave coming and that is the reason she started this project. To help deal with the back inventory before the new wave.

Mrs. Kolodi asked Ms. Bass to explain why the banks take so long to file the notice of intent to foreclose.

Mr. Kasen stated that it should not take that long. The township has an ordinance in place to fine the bank for failing to provide the municipality with the notice of intent. The banks can be held responsible for the maintenance of the property even before they take ownership and can be assessed fines.

Mr. Borgers stated they believe with the proper pressure, they can get the banks maintain these properties and bring up the property values in the town.

Ms. Bass stated that the properties they are here to identify tonight are the vacant properties. Delran is up to one hundred and twenty four vacant properties and three hundred and eleven properties in foreclosure. The back inventory needs to be addressed so that we can be prepared for the new ones coming this year.

Mr. Schwartz asked Mr. Borgers if not having a method, practice or policy makes the residents more susceptible to foreclosure action.

Mr. Borgers stated that it does. In the last few months, banks have come around and have begun to maintain vacant properties.

Mr. Schwartz asked Mr. Borgers, if in his opinion, we would be in a better position if we had these regulations in place.

Mr. Borgers stated absolutely. The banks know exactly how far they can go with a municipality.

Mr. Schwartz stated that this is about what motivates a bank to do something about the issue.

Mr. Kasen stated that there are a lot of tools to be utilized. The vacant property registration ordinance is probably one of the easiest. The point of all of this is to get the property back into circulation. One way this can be done is through receivership. Mr. Kasen explained that process of receivership. Mr. Kasen recommended that the Township use all the available tools.

Mr. Schwartz asked what the definition is to be vacant. Mr. Schwartz discussed a specific property on Oak Avenue.

Mr. Kasen stated that the definition is not legally occupied.

Mr. Paris thanked the panel. They were very informative and he learned a lot. His concern would be the cost and the guarantee on results.

Mr. Catrambone stated that he feels Council has an appetite for going after the vacant properties. Mr. Catrambone asked Ms. Bass if she would provide Mr. Hatcher the information that she has gather on the vacant properties.

Ms. Bass stated that her work on this issue is complete. She and her team has all the files ready for Township on the vacant properties and the properties in foreclosure. We are here tonight to discuss getting the vacant properties back on the market. Ms. Bass stated that the files are compiled to turn over to the Township but she wants to make sure that there is a plan in place deal with properties. When a plan is in place, she will be more than happy to turn the files over to the Township.

Mr. O'Connell thanked the panel and the residents for attending tonight. This issue is obviously one of great concern because there are more residents in attendance than he has seen since being sworn in a year ago. Mr. O'Connell stated that we have three hundred and eleven homes in some form of foreclosure and one hundred and twenty four are vacant. In terms of the foreclosed homes, Mr. O'Connell asked why it takes three years to go through the process. Is it due to being a judicial foreclosure state.

Mr. Kasen stated it is not specifically due to being a judicial foreclosure state. There is also a back log of foreclosure proceedings in the court system and banks are not motivated to move the proceedings forward.

Mr. O'Connell asked if the tools would expedite the proceedings.

Mr. Kasen stated that it would not, the tools are meant to handle vacant properties.

Mr. O'Connell stated that the banks have legal counsel also, his concern is that we may spend years in court and not be solving the problems.

Mr. Borgers stated that NJ being a judicial foreclosure state is the primary reason, we are number one in nation for foreclosures. In California, the process is three months.

Mr. O'Connell stated that his main concern is the affect these properties have on the neighborhood.

### **PUBLIC PORTION**

Mr. Schwartz made a motion to open the meeting to the public. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

Steve Lang, 145 Jacqueline Avenue, stated that he would like to see the value of the houses be maintained. Living next to an abandoned property would not be bad if it was maintained.

Mr. Kasen stated that it is very important to have maintain standards written in the code.

Rich Ralff, 105 Green Briar Road, discussed a property next to his at 103 Green Briar that has been vacant for ten years. It stills has a power cord sitting in the yard that is not installed. His question is why would the bank not want to put it back on the market.

Mr. Catrambone stated that he understands his concern. The banks are just not interested in selling the properties.

Ms. Kasen stated that the property like that may be a candidate for a spot blight taking for rehabilitation.

Bob Gilbert, 75 Stewart Avenue, stated that there have been thirteen abandoned homes in Riverside Park since Super Storm Sandy. Mr. Gilbert asked if there is anything the Township can do help with this issue.

Mr. Kasen stated that unfortunately there is no more funding in the Blue Acres Program. They may be candidates for the spot blight taking depending on the circumstances.

Mike Lisicki, 905 Oak Avenue, discussed the property at 903 Oak Avenue. This property was abandoned but squatters have moved in. Mr. Lisicki stated that Mr. Kasen indicated that there needs to be a lease. Mr. Lisicki asked who goes in and asks for that lease.

Mr. Kasen stated that it would be the Township Code Enforcement Officer.

Mr. Long stated that the complaint has been filed. He would like to talk to Mr. Kasen off line about property rights. The bank has indicated that they have permission to stay in the property.

Mr. Kasen stated that in that case, the property is not abandoned. There is also a program for rental receivership that could apply if there is permission from the tenant.

Mr. Catrambone stated that Council would like to see Mr. Borgers submit a proposal for their services for them to review.

Mr. Borgers stated that what they envision is a small retainer, which has not been determined. Then when monies are recovered, they would receive a percentage. They would like to make it feasible for the Township.

John Harper, 22 Alden Avenue, asked if there is a policy for certificate of occupancies on rental inspections. He feels that we could use the tools of the Township to go after the banks.

Mr. Catrambone stated that we do not have a policy. We have discussed the issue and would be willing to discuss it again.

Nanette Iarossi, 219 Tenby Chase Drive, discussed 221 Tenby Chase Drive. This property has been vacant for seven years and is a health hazard and a safety hazard. She asked if this would fall into any category.

Mr. Kasen discussed the options for the property including a spot blight taking.

Mrs. Iarossi asked if in the event she wanted to sell her house, how much could the value be impacted.

Mr. Kreisman stated that he cannot say, he would need to find a comparable sale but exterior impacts can affect the values.

Sissy Workman, 15 N. Chester Avenue, discussed the issues at the property at 50 Stewart Avenue. The sidewalks are an issue.

Mr. Catrambone asked Mr. Hatcher to make sure this property is on the list.

Ed Ramsey, Pittsgrove, stated that he is a former Council President in Wenonah, NJ and has dealt with receivership issues. This law has been on the books for many years. Basically, the Township would become the landlord. This is for multi-family properties. Mr. Ramsey stated that he is also a tax lien investor and has foreclosed on properties. There is a difference between going after the mortgage company and the homeowner. Local ordinances can be very strong and it comes down to how effective the township wants to be. Also, there are one hundred and twenty four abandoned properties. Mr. Ramsey stated the definition of an abandoned property is they are not paying their taxes or sewer. If a bank is claiming that someone has permission to live there, the Township does not have the right to chase the bank for a lease. That would have to be fought in court.

Mr. Kasen stated that vacant property and rental property receivership comes under the same law and does not only apply to multi-dwelling properties. Mr. Kasen stated that many municipalities have cited the CEO of banks and they had to come to municipal court.

Mr. Ramsey stated that he would be careful as to what we are chasing. Do we want to be in the business of fixing up homes or collecting money. If liens keep piling up on properties no one will be able to purchase that property.

Mr. Borgers stated that banks have a responsibility to maintain a vacant property, it is the law. Towns have to be proactive and tools are available to help.

Mr. Taylor stated that there is a difference between liens and fines.

Mya Rodgers, 300 Arch Street, discussed 312 Arch Street. She stated that the property is abandoned because the Board of Health deemed it uninhabitable. She asked what can be done with that property. They are up to date on taxes and there is no mortgage on the property.

Mr. Kasen stated that the Township may have to lien on their health codes to take action.

Mr. Hatcher stated that owner has been cited and is due in court in January. We are trying to work with the Prosecutor and the Public Defender to try and get him to allow the property to be cleaned up.

Ms. Rodgers stated that her main concern is for a fire.

Mr. Kasen stated that without knowing the case, he is not sure that it would fall into any category.

Ms. Rodgers asked if there is update on 500 Main Street to secure that property.

Mr. Hatcher stated that it is on the list with about ten others to follow up on after the timeframe runs out.

Lynn Jeney, 38 Cranberry Lane, asked a contractor is set up for rehabilitation.

Mr. Kasen stated that the Township needs to set up a list of Qualified Rehabilitation Entities. They would submit a plan for the property. Each case is different depending on what is agreed upon by the Township.

Mr. Jeney stated that his concern is equity and transparency in choosing contractor and realtors if necessary. He feels it is important for Council to determine how that process is done.

Robert Persia, 62 Cornell Drive, asked why the banks don't sell these properties. How do they think they will recoup the costs to maintain the property and pay the property taxes.

Mr. Borgers stated that it is an accounting method. If they foreclose and recognize the loss, it has to go on the books. They would rather take the short term loss of the property taxes and keep that property on their books as an asset.

Mrs. Kolodi made a motion to end the public portion of the meeting. The motion was seconded by Mr. O'Connell. All were in favor, motion approved.

Mr. O'Connell made a motion to adjourn the meeting, seconded by Mrs. Kolodi. All were in favor, the meeting was adjourned.

Respectfully submitted,

Jamey Eggers, Township Clerk