

utilize the County inspector, Warren Dickerson to complete cost estimates if he is available. He is a casual County employee and has worked with the County since 2004. Ralph stated that Warren has done estimates and inspections for the RDA in the past and should be familiar with the work. Nikki suggested asking Warren to complete the cost estimates needed for rehabbing and bidding vacant properties as he is available, and could be helpful in assessing potential properties to purchase from tax claim as well or to check construction progress before appraisals or sale. Warren is a casual employee and travels, so he may not be available for every project and in some cases we will need to identify an alternative person to prepare estimates and inspect, but Warren has agreed to perform inspection and estimating services as needed if he is available.

Reviewed offer on lots 287/288 Sheridan Avenue, offer of \$500.00 per lot. All board members declined to consider this offer.

October 2022 Repository sale was discussed, and potential properties were presented. After discussion, it was decided that Nicole Mickens will view these properties this week with Warren Dickerson to get an idea of what repairs might be involved, and email the board to report on properties that she thinks may have potential and would like to bid on.

Ralph Burchianti asked for a motion to proceed with legal proceedings to foreclose on 185/186 March Avenue in Nemaquin for non-payment of the LIPC contract and Nemaquin Home Repair Program. Discussed procedure, which is different than a magistrate eviction. Since this is a land contract, a complaint in ejectment needs to be filed with the Court, with non-payment and unacceptable conditions. Solicitor states that if the tenants don't willingly vacate after judgment, we will need to file for a Sheriff set out. Being that the tenants are seniors and disabled, it may take awhile to get them out. Nikki stated that she has spoken with the tenants at length and made them aware they need to start looking for new housing. She stated that there are 4+ large dogs in the home, and the tenants refused entry but the house is condemnable due to garbage and pet waste. Upon the motion of George Scull, and seconded by Barry Nelson, motion approved and carried.

Nicole Mickens presented an estimate and scope of work from 103 Third Street, Rogersville, which was sold in 2020. Homeowner reports that there has been a leak from the dining room window, which the RDA has been contacted about previously. Hughes construction did initial work, came back out to check but never returned. And insurance inspector determined the window was installed incorrectly, and had an estimate of \$2225.08 to repair, with the Homeowner having a \$1,000.00 deductible. The board asked Nikki to contact a few contractors for quotes, and if they are not able to repair the window cheaper, then the board will reimburse the homeowner for 50% of the deductible. Upon the motion of Thelma Szarell, and seconded by Barry Nelson, motion approved and carried.

Nicole Mickens stated that cleared titles have been received for 3 properties, and the solicitor is still working on clearing 6 titles.

Discussion of old business. Nicole Mickens discussed progress at Rogersville at 114 Peach Alley and 115 School Street. The interior work and porches on 114 Peach St are finished, and the interior and porches of 115 School Street will be finished this month. Garages should be finished by 10/21.

82 C Street, GI town is almost complete, heat will be finished this week. Then we will be on hold until tenant in other half is evicted.

George Scull made a motion to enter Executive Session at 2:22 p.m. Executive Session ended at 2:34 p.m.

Ralph Burchianti asked for a motion to approve the stipulation that once an LIPC/renter/NHR debtor becomes three months behind, the Board reserves the right to start legal proceedings, with exceptions being considered on a case by case basis. Upon the motion of Barry Nelson, and seconded by George Scull, motion approved and carried.

Next meeting is November 14, 2022 1:00 p.m.

ADJOURNMENT 2:38 p.m.