

DELAWARE MANUFACTURED HOME RELOCATION AUTHORITY

110 N. Main Street, Suite G
Camden, DE 19934

Minutes of June 17, 2015

IN ATTENDANCE:

Authority: Mitch Crane
Andy Strine
Dorothy Boucher
William Dunn
George Meldrum
Susanne Lantz (Executive Director)

Absent: Joelle Polesky

Other Attendees: Leroy Ridgeway, Tenant Lakeland Park
Maria Rothenbacher, Tenant Lakeland Park
Bobbie Hemmerich, Tenant McNicol Place
Jill Fuchs, Tenant Barclay Farms
Susan Hairgrove, Property Manager Lakeland Park

I. CALL TO ORDER:

Mr. Crane called the meeting to order at 1.25 p.m. Mr. Crane stated this meeting was a special meeting to discuss and approve tenant and landlord applications respectively.

II. Review and Approval of new tenant applications Glasgow Court:

Mr. Crane stated several home owners in Glasgow Court have yet to apply for benefits. Mr. Crane said the tenants could apply after June 30, 2015, which was the deadline to vacate the park. Mr. Crane said tenants that have been evicted for not paying the rent will not be eligible to receive benefits from the Authority.

Wright: Ms. Lantz stated the tenants are applying to relocate their home within Glasgow Court for the amount of \$8,000 as quoted by the mover. The committee had approved the application. Mr. Strine made the motion to approve the application as applied and Mr. Meldrum seconded the motion. The motion passed 4-1, Ms. Boucher voting no.

Lafferty: Ms. Lantz stated the tenants are applying to relocate their home within Glasgow Court for the amount of \$8,000 as quoted by the mover. This was approved by the committee. Mr. Dunn made the motion to approve the application and Mr. Meldrum seconded the motion. The motion passed 4-1.

Ms. Boucher voting no.

Maria Ortiz: Ms. Lantz stated Ms. Ortiz is requesting \$1500 to abandon her home. Mr. Strine made the motion to approve the application, Mr. Meldrum seconded the motion. Ms. Boucher questioned why would the Authority pay someone to walk away? Mr. Crane stated this was how the law was written. The motion carried.

Scaia/Coveleskie: Ms. Lantz stated the tenants are applying for non-relocatable benefits in the amount of \$4,000. The tenants believe the home cannot be moved due to the addition to the home. Ms. Lantz said Mr. Speraw had thought the home could be moved. Ms. Lantz passed around pictures of the home. Mr. Strine made the motion to approve the application and Mr. Dunn seconded the motion. Ms. Boucher was surprised that the Compliance Investigator gave incorrect information. The motion carried.

Lacey: Ms. Lantz stated the tenant was applying for \$1500 in abandonment benefits of his single wide home. Mr. Meldrum made the motion to approve and Mr. Strine seconded the motion. The motion carried.

Werner: Ms. Lantz stated Ms. Werner is applying for abandonment benefits in the amount of \$1500. Mr. Meldrum made the motion to approve the application and Mr. Strine seconded the motion. The motion carried.

Ward: Ms. Lantz stated Ms. Ward is applying to relocate her home within Glasgow Court for \$8,000. Mr. Strine made the motion to approve and Mr. Meldrum seconded the motion. The motion carried 4-1 with Ms. Boucher voting no.

Merced/Aguilar: Ms. Lantz stated the tenants are applying to relocate their home within Glasgow Court for \$8,000 as quoted by the mover. Mr. Strine made the motion to approve the application and Mr. Meldrum seconded the motion. The motion passed 4-1, with Ms. Boucher voting no.

a) Review and Approval of Landlord applications Glasgow:

Mr. Crane stated the other applications in the packet were landlord applications to remove abandoned homes. Mr. Crane stated the law, from his and the Authority's solicitor's understanding, allows the Authority to reimburse a landlord only when the homes have been abandoned during the Change of Use. Mr. Crane said those homes were not on the list of tenants sent to the Authority with the Change of Use notice. when Mr. Speraw went up to the park, he determined that there were previously abandoned homes in the park. Mr. Crane said after discussing it with Mr. Crane and Mr. Denman, Ms. Lantz requested more information from Glasgow Court. Mr. Crane said Mr. Morton believes Mr. Crane agreed to reimburse the landlord for prior abandoned homes, and that is what the email was referring to. Mr. Crane has no recollection saying this and stated he obviously cannot make such a decision without Board approval. Mr. Morton is being copied on correspondence between the Authority and the park. Mr. Crane stated the Authority has no evidence that this homes were abandoned after the Change of Use notice was sent out to the tenants and the Authority has not received any applications from any of those tenants, except for Mr. Garduno. Ms. Boucher thought the Authority should notify the park again. Mr. Crane stated at the advice of Mr. Denman there is nothing the Authority needed to do as long as no further information was received.

Ms. Lantz asked what happened to the homes that were owned by Glasgow Court? Mr. Strine thought the park could not apply for benefits for disposal or removal either.

Mr. Dunn made the motion to table all application where the Authority had not received further

information from the park. Mr. Meldrum seconded the motion. The motion carried.

Glasgow Court Application for Disposal of Garduno home:

Ms. Lantz stated that Mr. Garduno had previously been approved for non-relocatable benefits and the title was transferred to Glasgow Court. Attached now was the application from the park to dispose of that home. Mr. Strine made the motion to approve the application and Mr. Meldrum seconded the motion. The motion carried.

III. Review and approval of new tenant applications Lakeland Park:

1. Rothenbacher: Ms. Lantz stated Ms. Rothenbacher was appealing the Board's decision not to grant her request for non-relocatable benefits last month. Mr. Crane requested Ms. Rothenbacher to explain why she was appealing. Ms. Rothenbacher explained her situation. Mr. Crane asked further questions to help the Board come to a decision. Ms. Hairgrove stated the mover had thought the home could be moved a very short distance, but thought it was risky. Mr. Crane explained how the law applied in this situation. After discussing Ms. Rothenbacher's appeal and looking at the pictures of the home, Mr. Dunn made the motion to approve her request and Mr. Meldrum seconded the motion. The motion passed 3-1, Ms. Boucher voting no and Mr. Strine abstaining due to a conflict.

2. Ridgeway: Ms. Lantz stated the Board had postponed this application pending Mr. Ridgeway paying his Property taxes which had to be done before Mr. Ridgeway would be able to get a permit to move his home. Ms. Lantz said he had applied to relocate his home within Lakeland Park for \$8,000, which had been approved by the committee. Mr. Ridgeway explained his situation. Mr. Crane made the motion to approve Mr. Ridgeway's application in the amount of \$8,000, contingent upon Mr. Ridgeway delivering to Ms. Lantz proof that the taxes had been paid. The motion passed 3-1, Ms. Boucher voting no, Mr. Strine abstaining due to a conflict. Ms. Boucher did not agree that decisions were based on emotional situations, which she thought was sad. Ms. Boucher thought the Board was overstepping its boundaries. Ms. Boucher also stated she did not approve the tenant relocating within the community either.

3. Henry: Ms. Lantz stated Ms. Henry had applied to relocate her home which the Board decided to postpone until today, as previously we were not sure where she was relocating her home to. Ms. Lantz stated Ms. Henry is relocating within Lakeland and the amount requested is \$12,000. The mover had quoted Ms. Henry \$11,500 to relocate the home. Mr. Meldrum made the motion to approve the relocation for the amount of \$11,500. Mr. Dunn seconded the motion. Ms. Boucher voted no and Mr. Strine abstained due to a conflict. The motion passed 3-1.

4. MacDonald: Ms. Lantz stated this application had also been postponed until today's meeting for the same reasons. Ms. MacDonald was relocating her home to South Wood Acres, the mover had quoted the amount of \$8,000 to relocate her double wide home. Mr. Meldrum made the motion to approve the application for \$8,000. The motion carried 4-0 with Mr. Strine abstaining due to a conflict.

5. Lofland: Ms. Lantz stated Ms. Lofland is applying to have the home relocated to Whispering Pines for the amount of \$8,000. The Board approved the application for \$8,000 4-0. Mr. Strine abstained due to a conflict.

6. Hart: Ms. Lantz stated Ms. Hart is applying to have her home relocated within Lakeland. The

mover has quoted the amount of \$11,500 to relocate the double wide home which was approved by the committee. Mr. Meldrum made the motion to approve this amount. Mr. Dunn seconded the motion. Ms. Boucher disagreed. Mr. Crane explained that the Authority had the right to operate under the advice of legal counsel until we heard back from the Attorney General's office. The motion carried 3-1, with Ms. Boucher voting no and Mr. Strine abstaining due to a conflict.

7. Bachmann: Ms. Lantz stated the tenants are applying to relocate their home within Lakeland Park for the amount \$8,000 as quoted by the mover. Mr. Dunn made the motion to approve \$8,000 and Mr. Meldrum seconded the motion. The motion carried 3-1 with Ms. Boucher voting no and Mr. Strine abstaining due to a conflict.

8. Mitchell: Ms. Lantz stated the Mitchell's are applying to relocate their home to South Wood Acres for \$8,000 which was approved by the committee. Mr. Meldrum made the motion to approve the application and Mr. Dunn seconded the motion. The motion carried 4-0 with Mr. Strine abstaining due to a conflict.

9. Snyder: Mr. Snyder had applied for non-relocatable benefits in the amount of \$5,000. Mr. Snyder believes the home cannot be due to its condition. Mr. Wininger had inspected the home and thought in its poor condition it was not really worth to move it. The appraised value was for \$6200.00. Mr. Strine pointed out the tenant could have requested more since it was a double wide. Mr. Dunn made the motion to approve the non-relocatable benefit of \$5,000. Mr. Meldrum seconded motion. The motion carried 3-0, with Ms. Boucher and Mr. Strine abstaining.

10. Payen/Gaspard: Ms. Lantz stated the tenants had applied to relocate their home within Lakeland for the amount of \$12,000. The mover had quoted \$11,500 and Ms. Lantz recommended that amount. Mr. Dunn made the motion to approve \$11,500 and Mr. Meldrum seconded the motion. Ms. Boucher voted no and Mr. Strine abstained due to a conflict. The motion passed 3-0.

IV. Other Business that may come before the Board:

None

V. Public Comments: The tenants present were given an opportunity to comment.

VI. Adjournment:

Mr. Crane stated the Governor's office had not yet appointed his successor. Mr. Crane stated most likely it would be Mr. Carroll who had served on the Board as a member of the Attorney General's office previously. Mr. Crane said there were a few issues, but he thought the Board should hear something after the Legislative Session is over.

As there was nothing else before the Board, the meeting was adjourned at 2.35 PM.

Respectfully submitted,

Susanne Lantz
Executive Director