

DOVER TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING
MARCH 3, 2014

The Dover Township Board of Supervisors special meeting for March 3, 2014, was called to order at 7:00 PM by Chair Monica Love in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Monica Love, Matthew Menges, Charles Richards, Stephen Parthree, and Stephen Stefanowicz. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Attorney Charles Rausch, Township Solicitor; Georgia Sprenkel, Township Zoning Officer; and Trena Hall, Recording Secretary. Donald Smith, HMGP Coordinator and Thomas Hughes, State Hazard Mitigation Officer was present to represent the FEMA program. Also present were Joiann Galiano and Roy Livergood of the York County Planning Commission. There were 7 citizens in attendance. This meeting has been recorded for minute purposes only.

The purpose of this special meeting was to explain the Pennsylvania Emergency Management Agency's Hazard Mitigation Grant Program (HMGP) that the Township is interested in participating with.

Representatives were present to help explain the program and answer questions. Donald Smith will be the representative who will work with the Township and the residents to put the application together and all of the other paperwork needed.

Participation in an HMGP project by a private citizen must be voluntary. Mr. Smith noted that the residents present tonight have expressed interest in possibly participating in the HMGP program with the Township. This program is funded by the Federal Government, through a FEMA program. The Township will receive Federal Grant money with State assistance to come in and buy the property, with a fair market value appraisal on the property, and then demolish the structures. When the structure is removed, the property must remain undeveloped as "open space." Appraisals are assessed on the current market value. If insurance money was collected but has not been applied to making the repairs to the property, that money will be deducted from the ending appraisal amount offered. The insurance money must be accounted for by receipts. A new property owner who purchased a property since the flood will receive the price of what they paid for the property, not the fair market value. If the renter is renting the mobile home sitting on the landlord's property, the landlord will receive funding for the home and property. If the renter owns the mobile home and rents the property, the renter will be paid to move out and for the value of the mobile home. The property owner will get paid for the property. Renters will also be given assistance to find a new place to live. This is not voluntary for them and assistance is available to help them relocate.

The property owner has two applications to fill out; the Volunteer Participation Agreement which is basic information on the property and a Hazardous Material Survey which is two pages of yes and no questions. The full grant application is due by March 31, 2014. A homeowner can still change their mind through this process and decline the program even after the grant has been approved. Applicants are reminded that they are working with the Township and will have appraisers coming into the home.

Residents inquired on the time process of this program. The applications need to be into the state by March 31, 2014. The applications are then reviewed at the state level by state agencies, taking about a month to decide which projects are best to proceed with. Then the application will proceed to the federal government level to review for a few months. Approvals for the projects should be announced around the end of the summer totaling about 6 – 9 months. At this point, a financial grant agreement with the Township will be needed and executed. This will take about a month to six weeks. A project officer will be assigned and a fiscal briefing of the project will take place on how money is received and to work with the property owners. In the end, the Township will make the homeowner an offer and see if they are agreeable on the price. This should take place in the fall.

Once the property is appraised, the offer is given and closing happens, anything in that home will need to stay in that home. Examples of cabinets, windows and countertops were offered. Demolition on the first home will need to begin and be completed within that first 90 day time frame. The Township must make sure the Demolition Contract is worded correctly, identifying what recyclable items need to stay in the structure. The federal government wants any profit that would come out of the property. That money needs to be returned to the federal government. This full process should take about one year.

There will be no closing costs and real estate transfer taxes. There is no federal income tax. This is considered disaster assistance money. This is not part of your income for that year.

When the Township makes an offer there is no negotiation involved. The Township is required to offer the property owner a fair market value determined through a certified appraiser. The owner then notes if they are interested or not. Money collected from this program must pay off the mortgage first. A clean title is needed.

Owners who own multiple properties are not committed to applying for all their properties.

When the property is approved and the owner confirms they want to participate, it is up to the Township to say which properties will be chosen. There is only a certain amount of funds available and all application should be submitted even if funds are not available. Money may become available at a later point. FEMA overstocks for some properties choosing to drop out of the program. If you don't participate in this current application you may be able to on another one at a later date, if one becomes available. The owners present tonight were not chosen; they were the only owners who showed any interest in the program. Currently, there are 4 property owners with 12 properties. The Board has not decided on how to bring the properties into the program but thought it should be on a first come first serve basis.

Those homeowners interested in participating must now fill out the two applications and agree to allow the Township to have an appraiser come onto the property. The homeowners will be given notice of when the appraiser will be scheduled so they can make their renters aware.

Even at the day of settlement the homeowner can back out. After everything is approved, those renting will be given at least a 90 day notice by the new owner with assistance provided to relocate.

Chair Love asked the residents in attendance if any were interested in this program. Donald & Teresa Grove were interested and Gerald Franklin was interested for all of his properties.

Motion by M. Menges and seconded by C. Richards to authorize the Township to move forward with scheduling the appraisals on the properties of those homeowners giving consent to move forward with this proposed program, as presented. **Passed** with 5 ayes

The other property owners were made aware to let Manager Oswalt know if they are interested.

The federal and state government and the Township will all be participating in this program.

Attorney Rausch noted to the homeowners that there are floodplain regulations. There is the possibility that when the next flood would happen and there is damage, the homeowners may be required to elevate the homes in that floodplain area. Elevation may cost more than what the home is valued. Flood insurance costs are rising in 25% increments over the next few years. The Township must follow regulations and enforce ordinances. The Township will take no risk of being kicked out of the National Flood Insurance Programs.

The homeowners were reminded to contact Manager Laurel Oswalt or Zoning Officer Georgia Sprenkel with any questions.

With no further questions, the special meeting was adjourned at 7:50 PM.

Respectfully submitted by:

Trena M. Hall, Township Secretary