

**LACKAWANNA COUNTY LAND BANK  
REGULAR MEETING MINUTES  
June 10, 2016**

The regular meeting of the Lackawanna County Lackawanna County Land Bank was held on June 10, 2016 in the Conference Room of the Commissioners' offices at 200 Adams Avenue in Scranton, Pennsylvania.

At 10:00 am Chairman O'Malley called the meeting to order and asked for all to join in the pledge of allegiance.

**ROLL CALL**

Roll Call was taken by Mr. George Kelly (member)  
Commissioner O'Malley (Chairman) - Present  
Henry Deecke – Present  
Linda Aebli – Present  
Marion Gatto – Present  
Terrence McDonnell – Present  
Steve Pitoniak – Present

Also present were Atty. Jack Munley, representing Atty. Colbassani, Land Bank Legal Counsel, who had an excused absence, Ron Koldjeski, Director, Tax Claim Bureau and Ralph Pappas, Business Relations Manager, Department of Economic Development

**PUBLIC COMMENT**

No public comment at this time.

**MINUTES**

Mr. Pitoniak pointed out that the initial public comment section of the minutes was out of place on the hard copy of the minutes. A motion was made by Mr. Pitoniak and seconded by Ms. Aebli to approve the minutes of the May 13, 2016 after the revision is made.

All in Favor

## **PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL**

Mr. Kelly presented, for examination and approval, a listing of voucher expenditures for the months of May and June. There was one voucher. A check in amount of \$2,000.00 made payable to Atty. Colbassani for legal services.

Motion was made by Mr. Deecke and seconded by Mr. McDonnell to approve the voucher.

All in Favor

## **DISCUSSION ITEMS**

- a) Intergovernmental Cooperation Agreement**
- b) Formation of a Land Bank Advisory Group**
- c) Expansion of the Land Bank to include additional Municipalities**

Mr. Kelly stated the Intergovernmental Cooperation Agreement was presented to the City of Scranton. Scranton City Council has agreed to move forward and the agreement was presented to the committee for further recommendations. Mr. Kelly also stated that he met with the Scranton School Board as well. The only issue school board had was that they would like to have voting members on the Land Bank board. Mr. Kelly informed them that was not possible because of the land bank bylaws. They then suggested that an advisory group be established. The advisory group would consist of two members of the school board as well as members from some community organizations like United Neighborhood Center and NeighborWorks. The school board should be voting on the IGA at their June 27<sup>th</sup> meeting. Once the City and the school board approve it, the land bank will start operations. Commissioner O'Malley asked if Mr. Kelly if he had heard from other municipalities. Mr. Kelly said he had some discussion with Mayor Chelik of Mayfield Borough. Mayor Chelik is definitely interested in hearing more about the land bank. Mr. Kelly stated that he was very optimistic about getting money for the land bank from the local share account funded through gambling grants. However, the last meeting was again postponed. He said he would keep everyone informed of any further movement on this issue. Mrs. Aebli asked if the IGA that will be set up with other municipalities would be the same as Scranton's. Mr. Kelly stated yes. The IGA will be boiler plate.

A motion was made by Mr. Deecke to form an advisory group with the City of Scranton and seconded by Commissioner O'Malley.

All in Favor

**d) Solicitor comment regarding Conflict of Interest Policy**

Atty. Munley referred to Atty. Colbassani's letter of June 8, 2016 stating he agrees with the Conflict of Interest policy including Mr. Pitoniak's suggested addition to the policy.

A motion was made by Mr. Deecke and seconded by Mrs. Gatto to approve the Conflict of Interest Policy.

All in Favor

Mr. Koldjeski asked if we could back to the discussion regarding the Advisory group. He asked if there was going to be an advisory group for all of Lackawanna County. He referenced the makeup of the Scranton Abington Planning Association (SAPA) advisory group. Commissioner O'Malley suggested as the land bank starts to include other municipalities, the land bank advisory group could include one member of that municipality. The discussion continued regarding the eventual makeup of the advisory group as well as informing the public about land bank through community meetings. The discussion also involved the possibility of having a comprehensive blight strategy for the county.

**ACTION ITEMS**

**a) Resolution NO. 16-005 -Amendment No. 1 to the Bylaws of the Lackawanna County Land Bank adopted May 13, 2016 with respect to Section 5, "Treasurer".**

Mr. Kelly stated that currently Mrs. Aebli and Commissioner O'Malley are the only board members authorized to sign checks. He explained that at times, it may be difficult to get Commissioner O'Malley's signature due to the process involved in getting his signature. As Treasurer, Mrs. Aebli's signature is required on all checks. This amendment to the bylaws would authorize some of the other board members co-sign a land bank check.

A motion was made by Mr. McDonnell and seconded by Mr. Deecke to approve Resolution NO. 16-005.

All in Favor

## **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

Jennifer Spiller, Director of Neighborhood Redevelopment, NeighborWorks NEPA

Ms. Spiller thanked to board again for their work on the IGA with the City of Scranton and the Scranton School Board. She offered the assistance of NeighborWorks to help shape the advisory group and help with any research that needs to be done.

Marie Schumacher, Taxpayer-City of Scranton

Mrs. Schumacher had some questions regarding the advisory board. She asked if the advisory group meetings would be open to the public and have a set schedule. Mr. Kelly stated the meetings would be open to the public and the schedule would be published in the newspaper. Mrs. Schumacher also has some concerns regarding the land bank competing with properties for sale on the private market. She had some questions regarding the first time homebuyer programs offered by the City and the County. The programs and their requirements were explained to Mrs. Schumacher.

## **ADJOURNMENT**

As all business had been conducted, a motion to adjourn was made by Mr. Deecke with a second by Mrs. Aebli. The motion carried.

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Marion Gatto, Secretary