

**LACKAWANNA COUNTY LAND BANK
REGULAR MEETING MINUTES
May 11, 2018**

The regular meeting of the Lackawanna County Land Bank was held on April 13, 2018 in the Commissioners' Conference Room, 200 Adams Avenue, Sixth Floor, Scranton, Pennsylvania.

At 10:00 am Chairman O'Malley called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

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

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no comments made at this time.

MINUTES

A motion was made by Ms. Linda Aebli and seconded by Ms. Marion Gatto to approve the minutes of the April 13, 2018 regular meeting as prepared and presented.

All in Favor

PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL

Mr. Kelly reviewed the vouchers with the Board. He specifically pointed out the payment made to the Lackawanna County Treasurer in the amount of \$3,735.00. He explained that during the last Tax Claim Judicial sale, the Land Bank exercised its power to submit a trump bid on a specific property located at 1137-1139 Luzerne Street. Gerrity's supermarket owns the adjacent property. Gerrity's have agreed to raze the structure, blacktop it and make it available for student drop off and pick up for the elementary school across the street. They will also pay the Land Bank the amount paid for the property and continue to pay the taxes on it. This process is looked at as a win-win situation for everyone. We are assisting a local business by giving them an

opportunity to expand their property as well helping the school district in alleviating some of the traffic problems that plague that area of the city.

A motion was made by Mr. Henry Deecke and seconded by Ms. Linda Aebli to approve voucher expenditures of April 14, 2018 through May 11, 2018, as presented.

All in Favor

DISCUSSION ITEMS

- a.) **Dickson City/Interest in Joining the Land Bank:** Mr. Kelly explained that he has spoken to members of Dickson City Council and the Mid-Valley School District. They have expressed a desire to join the Land Bank. He stated that Dickson City Borough officials have had conversations with John Grow, the owner of Gibbons Ford. Gibbons Ford owns the property on Main Avenue in Dickson City that was the former home of their auto dealership. If Dickson City becomes part of the Land Bank, they are considering donating that property to the Land Bank. The discussion continued regarding the development possibilities of the property. Mr. Kelly also stated he has some discussions with both the boroughs of Taylor and Dunmore regarding their interest in joining the Land Bank.
- b.) **Land Bank Website Update:** Mr. Kelly explained that the staff met with Michelle from Design Done Right. The staff offered some suggestions for improvement. The site will resemble a real estate website with all the Land Bank pertinent information. The staff has also been out taking updated higher resolution photos of the properties. Michelle stated the work on our suggested changes should only take about six or seven hours. Hopefully we will have the website up and running by the next board meeting. Mr. O'Malley expressed an interest in having before and after photos of the properties.
- c.) **Blight to Bright LSA Grant Update:** Mr. Kelly explained the Land Bank has partnered with NeighborWorks NEPA to present a series of town hall meetings throughout Lackawanna County The purpose being to inform the municipalities of the Bright to Blight program as well as the benefits of Land Bank. The first meeting will be held at the Goodwill at North in Scranton at 6:00 PM on March 23rd. Tentative additional meeting will be held at PNC Field in Moosic, the 911 Center in Jessup, and the Anthracite Center in Carbondale.
- d.) **1445 Meylert Avenue Update:** Mr. Kelly explained the potential purchasers are currently conducting a Phase 2 environmental assessment on the property. The interested purchasers were given 90 days from the date of the signed agreement to conduct the Phase 2 assessment. Mr. O'Malley emphasized the importance the Lace Company Project and how this property is an important piece of the overall project.
- e.) **Bid Opening:** Mr. Pappas stated that only one bid was received for the property located at 119 South Dewey Avenue, Scranton PA. Mr. Pappas opened the bid from Mr. Steven Coyne. Mr. Coyne's bid for the property was \$650.00.

PROPERTY DISCUSSIONS

PROPERTY PURCHASE APPLICATIONS:

119 South Dewey Avenue

Ms. Aebli explained that one application was received from Mr. Steven Coyne. Mr. Coyne resides in the neighborhood and would like to purchase the parcel and maintain it as greenspace. As stated above, Mr. Coyne submitted a bid of \$650.00 for the property. Since this was the only bid, the advisory committee recommended the bid be accepted and the Land Bank Board agreed.

ADDITIONAL PROPERTIES TO BE ACQUIRED FROM THE REPOSITORY OF UNSOLD PROPERTY:

1814 Roselyn Avenue

Mr. Pappas explained that the Land Bank received several inquiries regarding this property located at 1814 Roselyn Avenue, Scranton Pa. Because of this, the Land Bank should have no problem selling the property. The advisory committee recommended acquiring the property from the repository of unsold property. The Land Bank Board agreed.

PROPERTY DONATION APPLICATIONS:

710 Crown Avenue

Mr. Pappas stated the Land Bank received a donation application from Mr. Phong Bui for a property located at 710 Crown Avenue, Scranton PA. The dimensions of the property are 25 x 80. There is also a privately owned vacant lot next to this property that measures 20 x 80. The advisory committee recommended not accepting the donation at this time. They agreed to have staff contact the owner for permission to place a Land Bank Property 'For Sale' sign on the property to see if it generates any interest. The Land Bank Board agreed.

Emily Avenue Pin #: 13415-040-0011

Mr. Pappas stated that Atty. Colbassani received a donation request letter from Atty. Justin Sulla for a property located on Euclid Avenue. This property was part of the Tripp Park Development Project. Atty. Colbassani stated that that he thinks there is an injunction against future building in this development due to water runoff issues. After some further discussion, the Land Bank Board agreed with the advisory committee not to accept the donation at this time. They agreed to get the owner's permission to place a Land Bank Property "For Sale" sign on the property to see if it generates any interest from the adjacent property owners as a side lot.

ACTION ITEM

Resolution NO. 18-014 Approving the Conveyance of Certain Land Bank Owned Property under the Land Bank Property Purchase Program located at 119 South Dewey Avenue, Scranton, PA, 18504 Pin # 14412020073 to Mr. Steven Coyne

Motion by Henry Deeke

Seconded by Linda Aebli

All in favor

Resolution No. 18-015 Approving the Acquisition of additional property from the Tax Claim Office Repository List of Unsold Property located at 1814 Roselyn Street, Scranton PA, Pin #: 15714020018

Motion by Henry Deeke

Seconded by Steve Pitoniak

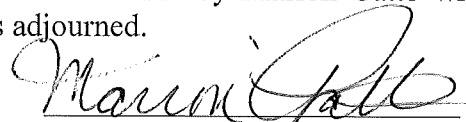
All in favor

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Ms. Michelle Martinez again address the Board regarding the poor condition of the Land Bank property located at Rear 1619 Price Street. The discussion continued regarding the property with Mr. O'Malley assuring Ms. Martinez that the structure will be taken down.

ADJOURNMENT

As all business had been conducted, a motion to adjourn was made by Marion Gatto with a second by Linda Aebli. The motion carried and the meeting was adjourned.


Marion Gatto, Secretary

Prepared by Ralph Pappas