

**LACKAWANNA COUNTY LAND BANK
REGULAR MEETING MINUTES
July 13, 2018**

The regular meeting of the Lackawanna County Land Bank was held on Friday, July 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 – Present
Steve Pitoniak – Present

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager, and Laura McGowan, Housing Financial Analyst.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no comments made at this time.

MINUTES

A motion was made by Mr. George Kelly and seconded by Ms. Linda Aebli to approve the minutes of the May 11, 2018 regular meeting as prepared and presented.

All in Favor

PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL

A motion was made by Ms. Marion Gatto and seconded by Mr. Henry Deecke to approve voucher expenditures of May 12, 2018 through July 13, 2018, as presented.

All in Favor

DISCUSSION ITEMS

- a.) **Land Bank Website Update:** Mr. Pappas explained that there is a version of the website, which still needs some tweaking, that is now live. Chris Chapman from the Lackawanna County Planning Department is working on it. Mr. Pappas stated that he will send links to everyone next week so that they can view the new site. Mr. Kelly went on to explain that Chris is loading not only all the land bank

properties to the site, but also the repository properties as well, to help the tax claim office sell those properties.

b.) Blight to Bright LSA Grant Update: Mr. Kelly explained the Land Bank held four town hall meetings throughout Lackawanna County, which were well received. A countywide blight task force is being formed to address all the issues that the residents, who came to the meetings, talked about. They are looking for volunteers, with the task forces being coordinated by Chris Gulotta, of the Gulotta Group, as well as NeighborWorks NEPA, George, and Ralph, who will be at the next four task force meetings. Three of the meetings will be private, the final meeting will be public, addressing all the findings from the previous discussions as well as the strategy for moving forward. The strategy currently is to come up with a total blight plan and then pursue money from DCED and other places to help the affected communities. The meetings will commence on the fourth Thursday of each month, starting with July 26, 2018, location TBD.

c.) 1445 Meylert Avenue Update: Mr. Kelly explained how there was an agreeance to sell it and we were going to do the Phase 1 and 2 environmental reviews, but Phase 2 cannot be done because there is so much debris piled up that the engineering firm cannot get in to perform it properly. Lace Building Affiliates agreed to clean out the property at their own cost. Another problem that has been encountered is due to the last big storm we had, the wood in the structure has started to come down and poses a safety threat. The Lace Building Affiliates agree to demolish the building, level it, and clean it out, finish the Phase 2, and then acquire the property. If the environmental remediation work comes back at over \$100,000, they would ask for us to get Brownfield grant money to assist. If the remediation is less than \$100,000, they are responsible for it, otherwise, we have agreed to lease it to them for up to 5 years while we handle the remediation. The Land Bank will contribute up to \$5,000 towards the fees to haul the debris away. Mr. Kelly is looking for a resolution to give them another 90 days in terms of purchasing. Mr. O'Malley asked why we needed to give them \$5,000, to which Mr. Kelly replied that the reason for it was because there is a large fee for hauling away the debris, which would need to be done one way or another in order to have Phase 2 completed.

d.) Bid Opening: Mr. Pappas asked if it was preferred to open the bids now or to go through the list of properties up for discussion and open the bids along the way. It was decided to open them as each property was addressed.

PROPERTY DISCUSSIONS

PROPERTIES TO BE ACQUIRED FROM THE REPOSITORY OF UNSOLD PROPERTY:

518 Alder Street

Mr. Pappas explained that one application was received from Ms. Lynn Sandy. This property is to the rear of her business and she would like to purchase the parcel to create more parking space for employees. Ms. Sandy submitted a bid of \$525 for the parcel.

2700 Blk Lafayette Street

Mr. Pappas explained that one application was received from Ms. Barbara Varaksa, who owns and resides as the adjacent property 2715 Lafayette Street. She would use this side lot to expand her property. Ms. Varaksa submitted a bid of \$100 for the parcel.

716 Eynon Street

Mr. Pappas explained that one application was received from Mr. & Mrs. Christopher Duhe', who own and reside in the adjacent property 714 Eynon Street. They would use this side lot to expand their property. Mr. & Mrs. Duhe' submitted a bid of \$150 for the parcel.

1207-1207 ½ Hampton Street

Mr. Pappas explained that one application was received for the 2 parcels from Ms. Miriam Gomez. Ms. Gomez owns and resides in the adjacent property 1205 Hampton Street. She would use the side lots to expand her property. Ms. Gomez submitted a bid of \$100 for each parcel.

PROPERTY PURCHASE APPLICATIONS:

1814 Roselyn Avenue

Mr. Pappas explained that two bids were received for this property. The first bid was from Ed Somers who lives down the street and would use the building for storage, the other bid was from Patrick Hinton, who works in licensing and inspection for the City of Scranton. Mr. Hinton stated in his application that he would like to use the building for storage for a local business to open, he did not specify what type of business. Mr. Hinton bid \$650 for the property; Mr. Somers bid \$700. The advisory committee gave no preference between the bids, whoever the higher bidder was would receive the property.

ACTION ITEMS

Resolution NO. 18-016

Mr. Kelly explained that there were 2 properties where the sales were never consummated because the buyers backed out. One of those properties was 225 Putnam Street from SLHDA, the second was 1109 Poplar Street from Celeste Solivan. NeighborWorks helped clean up the Putnam Street property since then, however, the property is still in rough shape and a strategy will be needed for it going forward. A motion was made by Henry Deecke and was seconded by Linda Aebli to rescind these.

All in Favor

Resolution NO. 18-017

Mr. Kelly explained that this resolution was for the approval of the acquisition of the properties on Alder, Lafayette, Eynon, and Hampton Streets from the repository list, as previously discussed.

Motion by Steve Pitoniak

Seconded by Terrence McDonnell

All in Favor

Resolution NO. 18-018

Mr. Kelly explained that this resolution was for the conveyance of properties through the side lot program. Exhibit A needs to be changed to reflect the price of each parcel.

Motion by Henry Deecke

Seconded by Linda Aebli

All in Favor

Resolution NO. 18-019

Mr. Kelly explained that this resolution was for the conveyance of properties which are not side lots, they are regular purchase applications. Exhibit A lists those properties, however, the two located on Bryn Mawr Street are being tabled for now. The offers that have been submitted on these properties are being accepted and Exhibit A will need to be updated to reflect the new prices.

Motion by Marion Gatto

Seconded by Terrence McDonnell

All in Favor

Resolution NO. 18-020

Mr. Kelly explained that the resolution was regarding the conveyance of 1445 Meylert Ave to Lace Building Affiliates LLC.

Motion by Linda Aebli

Seconded by Henry Deecke

All in Favor

Resolution NO. 18-021

Mr. Kelly explained that the resolution was authorizing a lease to purchase agreement for 601 Prospect Avenue to the Veterans Resource Coalition.

Motion by Henry Deecke

Seconded by Steve Pitoniak

All in Favor

Mr. Pappas reminded the board that they did not yet make a motion to sell the Eynon Street property to Gerrity's, which was done via a trump bid of \$3,800 to take it off the auction block with the understanding that Gerrity's would buy it from us, take it down at their own cost, blacktop it, and make it a drop off zone for the school across the street. Title has been received, therefore, a formal motion needs to be done to convey the property which would be the cost of what was paid for it.

Motion by Marion Gatto

Seconded by Henry Deecke

Terrence McDonnell abstained; Rest in Favor

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

There were no comments made at this time.

ADJOURNMENT

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



Marion Gatto, Secretary

Prepared by Laura McGowan