

**LACKAWANNA COUNTY LAND BANK
RE-SCHEDULED MEETING MINUTES
September 13, 2019**

The scheduled meeting of the Lackawanna County Land Bank was held on Friday, September 13, 2019 in Commissioner's Board Room, 123 Wyoming Avenue, Fifth Floor, Lackawanna County Government Center, Scranton, Pennsylvania.

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

ROLL CALL

Roll Call was taken by Ralph Pappas, staff
Patrick O'Malley – Present
Wayne Beck – Present
Henry Deecke - Present
Marion Gatto – Present
Terrence McDonnell – Present
Steve Pitoniak – Present
Al Chelik-Present

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

OPPORTUNITY FOR PUBLIC TO ADDRESS BOARD (AGENDA ITEMS ONLY)

There were no comments made at this time.

PRESENTATION OF MINUTES FOR APPROVAL

A Motion was made by Henry Deecke and seconded by Terrence McDonald to approve the minutes of the August 16, 2019 meeting as prepared and presented.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve voucher expenditures of August 17, 2019 through September 13, 2019, as presented.

All in Favor

DISCUSSION ITEMS

New Interest /Land Bank- Old Forge, Throop, Carbondale

Mr. Pappas reported that there has been no further movement with Old Forge and Throop joining the Land Bank. He noted that they have received information about the Land Bank and how we can assist them to get some of their tax delinquent properties back on the tax rolls. However, we have received no response to date. He reported that he and Jesse Ergott, NeighborWorks CEO, will be meeting with Carbondale Mayor Justin Taylor, City Clerk Michele Bannon and members of Carbondale City Council on Monday night to discuss the advantages of the City of Carbondale joining the Land Bank.

1445 Meylert Avenue Update

Mr. Pappas reported that he spoke to Don Rinaldi, contact person for Lace Building Affiliates LP. Mr. Rinaldi reported that the Phase 2 environmental assessment has been completed on this property. The report shows there is some environmental remediation required on the property. He requested Mr. Pappas discuss with the Land Bank Board of Directors the possibility of Lace Building Affiliates LP now paying a nominal amount for the property and Lace Building Affiliates taking full responsibility and liability for the environmental remediation of the property. The Board of Directors was receptive to this arrangement and asked Mr. Pappas to proceed with the negotiation regarding the nominal payment for the property.

601 Prospect Avenue, Scranton Update

As stated at the last few meetings, the Veterans Resource Coalition (VRC), of Lackawanna County has received a grant to clean out and secure the property until the Coalition gets additional funding for renovation. The clean out process is still underway. Mr. Pappas showed some photos of the interior of the property loaded with debris as the previous owner of the property was a hoarder. As stated previously, VRC has applied for funding through the Federal Home Loan Bank to rehabilitate the structure. They have also been working with officials and students at Johnson College regarding architectural plans for the building.

Ontario Street Property/Fell Township Update

As discussed at previous meetings, the Board of Directors feel that some of the chalkboards, bookcases and staircases may be of some value. Mr. Pappas informed the Board that he received the photos of the interior of the building from Andy Gorel, a Fell Township Supervisor. Mr. Pappas told the Board that he took the photos to Olde Good Things in Scranton to see if there was any interest. He was told by employees of Olde Goode Things that if there was interest, someone would be in touch to take a look inside the building. As of the date of the meeting, there has been no contact by Olde Good Things. He explained that he also send the photos to a few architectural salvage companies outside the area. There was no interest shown by these companies. Atty. Colbassani suggested Mr. Pappas contact Jones Auction House in Moscow, Pa. Mr. Pappas stated he would get in touch with them.

Scranton Demolitions

Mr. Pappas reported that Scranton City Council had the first reading regarding the Cooperation Agreement with the City of Scranton for the demolition of the three land Bank owned structures in the City. As stated before the properties are located at Rear 1619 Price Street, 225 Putnam Street and 1022-24 Snyder Avenue.

Blight Task Force Update

Jesse Ergott, NeighborWorks NEPA Executive Director, addressed the Board regarding the Blight Task Force. The action team is still focused on organizing a workshop, most likely in the fall, for code enforcement officials and other municipal officials. He also reported that Todd Pousley has been in contact with Chris Gulotta to teach the workshop. The meeting would most likely be an evening meeting with the focus on “walking” them through some of the practical day to day things they can do to address some of the issues associated with blight. Again, it was talked about piggy backing with the flood plain mapping workshop with all invited municipal officials. Steve Pitoniak stated he was waiting for dates from the task force committee before setting anything up. It was also stated that the 911 center would most likely be the appropriate venue for this workshop. NeighborWorks has also been in touch with Voyager Video to do some promotional work and set up interviews with residents who purchased property from the land bank. They would also be interviewing members of the Board of Directors and getting on site for some of the demolitions. Chairman O’Malley emphasized the demolition of the Fell Township school would be a priority. Mr. Ergott also stated that he has been working with Teri Ooms from the Institute for Public Policy and Economic Development to do some research to determine the economic impact of the Land Bank. This would be in terms of property values and tax revenues. Mrs. Gatto asked if we had before and after photos of some of land bank properties, Mr. Pappas then passed around the before & after photos of some of the properties.

Bid Openings/if Necessary

There were no property purchase bids received prior to this meeting.

Advisory Committee Discussion

Mr. Pappas stated a side lot application was received from Anthony and Carol Laboranti to acquire a property at 14 Plum Place, Scranton. Mr. and Mrs. Laboranti own the adjacent property at 1213 Capouse Avenue and Plum Place. They would like to extend their property and use it as greenspace. This property is currently on the repository list of unsold property. Mr. and Mrs. Laboranti submitted a bid of \$100.00 for the property. The Advisory Committee is in favor of approving both the acquisition and conveyance of this property

Mr. Pappas stated a side lot application was received from James Barrett & Kathleen Barrett, brother & sister. They own and resides in the adjacent property at 2014 Jackson Street. They would like to clean up the property, possibly raze the deteriorated garage, cut down some huge trees and use it as greenspace. This property is currently on the repository list of unsold property. They submitted a bid of \$100.00 for the property. The Advisory Committee is in favor of approving both the acquisition and conveyance of this property

ACTION ITEMS

Resolution No. 19-026 – Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

Parcel Address: 14 Plum Place, Scranton

Parcel Pin #: 14605010031

Parcel Address: 2016 Jackson Street, Scranton

Parcel Pin #: 14513010026

A motion was made by Mrs. Gatto and was seconded by Al Chelik

All in Favor

September 13, 2019

Minutes

Page 3

Resolution No. 19-027 – Approving the Conveyance of Certain Land Bank Owned Property Under the Land Bank Side Lot Program

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| a) Address: 14 Plum Place, Scranton | Pin #: 14605010031 |
| Purchaser: Anthony J. & Carol H. Laboranti | Price: \$100.00 |
| b) Address: , 2016 Jackson Street, Scranton | Pin #: 14513010026 |
| Purchaser: James & Kathleen Barrett | Price: \$100.00 |

A motion was made by Mr. Deecke and was seconded by Terrence McDonnell

All in Favor with Chairman Patrick O'Malley abstaining on the James & Kathleen Barrett approval

STAFF RECOGNITION At this point in the meeting, Chairman O'Malley called for a recess to discuss a personnel issue.

Upon reopening the meeting a motion was made by Henry Deecke and seconded by Terrence McDonnell to give Land Bank staffer Ralph Pappas an \$8,000 stipend for his work with the Land Bank

All in Favor with Steve Pitoniak abstaining


OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD:

None at this time

ADJOURNMENT – A Motion to adjourn was made by Terrence McDonnell seconded by Steve Pitoniak.

All in Favor

Next Scheduled Meeting: Friday, October 11, 2019


Marion Gatto, Secretary

Prepared by Ralph Pappas