

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
December 13, 2019**

The regularly scheduled meeting of the Lackawanna County Land Bank was held on Friday, December 13, 2019 in the Commissioners' Conference 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
Commissioner Patrick O'Malley – Present
Al Chelik - Present
Wayne Beck – Present
Henry Deecke - 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.

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 McDonnell to approve the minutes of the November 8, 2019 meeting as prepared and presented.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

A Motion was made by Marion Gatto and seconded Henry Deecke by to approve voucher expenditures of November 9, 2019 through December 13, 2019, as presented.

All in Favor

DISCUSSION ITEMS

New Interest /Land Bank- Dickson City, Scott Township

Mr. Pappas stated that he still had not heard anything back from Dickson City or Scott Township.

1445 Meylert Avenue Update

Mr. Pappas stated that there is good news. The property closed this week. Commissioner O'Malley stated that this was supposed to be the first property to be conveyed by the Land Bank. However, the property had a few issues that had to be resolved including an IRS lien and some environmental cleanup. Commissioner O'Malley remarked that it is finally closed and it is part of a great project, Laceworks Village, that will make the area look so much better.

601 Prospect Avenue, Scranton Update

Mr. Pappas stated that it is an ongoing project. The Veterans Resource Coalition, developers of the project, should know by December 18th whether they are approved for funding to rehab the property.

Ontario Street Property/Fell Township Update

Mr. Pappas stated that the bids are scheduled to be opened sometime next week for the demolition of the Ontario Street property. It was advertised for bids by the Township. Once they are opened and reviewed, they'll let everyone know the results.

Scranton Demolitions

Mr. Pappas stated that, to date, only one structure has been razed. That is the 225 Putnam Street property. The properties are being demolished by the Scranton Department of Public Works with the Land Bank contributing \$5,000 toward the tipping fees for each of the structures. Mr. Pappas showed an older photo of the property and stated it looked a lot worse when they took it down. Commissioner O'Malley remarked that that house had been a disaster for years. Mr. Pappas showed a current photo of the now empty lot. Mr. Pappas stated that the Board will be acting on the conveyance of the now empty lot to an adjacent property owner. The 1024-26-28 Snyder Avenue property should be the next on the list to be razed. After that, the rear of 1619 Price Street. Mr. Pappas will be working with the City to get a right of entry on the front of that property in order to get access to that rear property. Atty. Joe Price, Assistant City Solicitor, has signed the right of entry and Mr. Pappas has to get the property owner to hopefully go along with it.

Blight Task Force Update

Mr. Ergott stated that the only real update since last month is that surveys have been sent out to all of the municipal representatives who participated in the Workshop. They are getting information back about the success of the workshop. NeighborWorks would also like to work with the Land Bank on some future workshops involving the municipalities. They are looking at planning something for late spring to provide additional education to municipalities on addressing blight.

2020 Meeting Schedule

Mr. Pappas inquired as to whether the Board wants to change the dates and times of the meetings for 2020 or keep them the same. The second Friday of each month. Attorney Colbassani stated that the Board has to advertise next year's schedule and a motion needed to be made to set the meeting schedule.

A Motion was made by Al Chelik and seconded by Terrence McDonnell to keep the meetings the second Friday of the month at 10:00 am.

All in Favor

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Bid Openings/if Necessary

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

Advisory Committee Discussion

Mr. Ergott stated that there were two updates: One is that the Advisory Committee looked through all the Action Items on today’s agenda and have made recommendations on all of those to move forward. The other is that we are getting to the finish line on the Land Bank video that is being produced. There was also some discussion on how to use it best moving forward. Mr. Ergott and Mr. Pappas will be working together on putting the video into a package that can be sent out to municipalities that are still being recruited to sign on to the Land Bank . The video will be used as an informative piece to help them understand the benefits of the Land Bank. They will be focusing on the municipalities to be targeted for that outreach in the next couple of months.

ACTION ITEMS

PROPERTY ACQUISITION

Resolution No. 19-035 – Approving the Acquisition of Additional Property From the Tax Claim Office Repository List of Unsold Property

Property Located at 46 Hospital Street, Carbondale Pin #: 04416030051
Property Located at N. Church St. & Canaan St, Carbondale Pin #: 04570010024

A Motion was made by Marion Gatto and seconded by Henry Deecke to approve this Resolution

All in Favor

PROPERTY DISPOSITIONS

Resolution No. 19-036 – Approving the Conveyance of Certain Land Bank Owned Property Under the Land Bank Side Lot Program –

Property Located at 46 Hospital Street, Carbondale Pin #: 04416030051
Purchaser: Joseph & Gina Mazza Price: \$100.00

Property Located at 225 Putnam Street, Scranton Pin#: 13412040025
Purchaser: James & Jennifer Lyons Price \$100.00

A Motion was made by Al Chelik and seconded by Henry Deecke to approve this Resolution.

All in Favor

Resolution No. 19-037 – Approving the Conveyance of Certain Land Bank Owned Property Under the Property Purchase Program –

Property Located at N. Church St. & Canaan St, Carbondale Pin #: 04570010024
Property to be transferred to the Land Bank then conveyed to the City of Carbondale

A Motion was made by Henry Deecke and seconded by Terrence McDonnell to approve this Resolution.

All in Favor

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

There were no comments made at this time.

OTHER

Commissioner O'Malley stated that the Board sat down at the conference table on December 2015 for the first board meeting. The first year was just basically getting up and running and getting everything ready to go so that we would be able to acquire tax delinquent properties and sell them to get them back on the tax rolls. In June of 2017 we sold the first property on Cameron Avenue to Mr. and Mrs. Greg Popil. Now its December 13, 2019 we are at 125 properties. He offered his congratulations to everyone on the Board for all of the hard work that has been done. He commented that this is the best board in the entire County. Commissioner O'Malley thanked Ralph Pappas for all of his hard work and diligence in making the Land Bank successful. He also thanked Attorney Colbassani for his time and effort.

Attorney Colbassani thanked Commissioner O'Malley for being the biggest advocate of the Land Bank and for all of the effort put forth.

Al Chelik expressed to Commissioner O'Malley how much the Commissioner has done for Mayfield. Mr. Chelik hopes that people realize that starting the Land Bank is probably Commissioner O'Malley's greatest contribution. It will do more for the City of Scranton and probably Carbondale and the County than a lot of other programs that are going. The people of Mayfield really appreciate Commissioner O'Malley's efforts.

Commissioner O'Malley then presented Certificates of Recognition to Jesse Ergott, Attorney Colbassani, Ralph Pappas, Steve Pitoniak, Wayne Beck, Terrence McDonnell, Henry Deecke, Marion Gatto and Al Chelik thanking them all for their efforts on the success of the Land Bank.

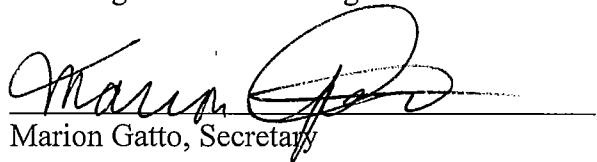
Commissioner then announced that there is a press conference scheduled at the sale of property number 125 located at 524 Alder Street, Scranton on Monday, December 16, 2019. A sign will be made to acknowledge the milestone.

ADJOURNMENT

A Motion to adjourn was made by Wayne Beck and seconded by Henry Deecke.

All in Favor

Next Scheduled Meeting: Friday, January 10, 2020 – Annual Reorganization Meeting


Marion Gatto, Secretary

Prepared by Barbara Arens