

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
October 14, 2020**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, October 14, 2020. The meeting was held via ZOOM and broadcast live on the Electric City Television (ECTV) YouTube channel. Members of the public were requested to submit any comments to Ralph Pappas at pappasr@lackawannacounty.org by 9:00AM the day of the meeting.

At 11:00 AM Chairman Debi Domenick called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

Roll Call was taken by Ralph Pappas, Staff
Commissioner Debi Domenick – Present
Commissioner Chris Chermak-Present
Al Chelik - Present
Henry Deecke - Present
Marion Gatto – Present
Brenda Sacco – Present

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager, Jesse Ergott, Advisory Committee Representative

OPPORTUNITY FOR PUBLIC TO ADDRESS BOARD (AGENDA ITEMS ONLY)

Mr. Pappas reported he had not received any comments or questions prior to the meeting.

PRESENTATION OF MINUTES FOR APPROVAL

A Motion was made by Mr. Chelik and seconded by Mrs. Gatto to approve the minutes of the September 9, 2020 meeting.

All Voted in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

Mr. Pappas reviewed the vouchers with the Board.

A Motion was made by Mr. Deecke and seconded by Commissioner Chermak to approve the voucher expenditures of September 10, 2020 through October 14, 2020, as presented.

All Voted in Favor

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas stated that, as of this date, 211 properties have been acquired by the Land Bank from all member municipalities. In the City of Scranton, the Land Bank has 65 properties in the Land Bank inventory and has conveyed 133 properties. One additional property will be pending after today's meeting. In the City of Carbondale, Mr. Pappas reported that four properties were acquired. Two properties were conveyed to private parties. One property was conveyed to the City of Carbondale, other property will be razed by the City of Carbondale through the

Advisory Committee Discussion

Mr. Pappas and Mr. Ergott reviewed the properties to be acquired and conveyed. The Committee was in agreement with the acquisition of the properties from the tax claim repository and the conveyance of the properties to the prospective purchasers.

Chairman Domenick then proceeded to the Resolutions to be acted upon at today's meeting,

ACTION ITEMS

Resolution No. 20-016- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

Parcel Address: 2009 Jackson Street, Scranton **Parcel Pin #:** 14513020025

Parcel Address: 25 Canaan Street, Carbondale **Parcel Pin #:** 04518010009

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

All Voted in Favor

Resolution No. 20-017- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

a.) **Property Address:** 2009 Jackson Street, Scranton **Pin #:** 14513020025

Purchaser: John Loscombe **Price:** \$500.00

A Motion was made by Mr. Deecke and seconded by Mrs. Gatto to approve this Resolution.

All Voted in Favor

Resolution No. 20-018- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Purchase Program

a.) **Property Address:** 25 Canaan Street, Carbondale **Pin #:** 04518010009

Purchaser: Raymond J. Steffen **Price:** \$100.00

A Motion was made by Mr. Deecke and seconded by Mrs. Sacco to approve this Resolution.

All Voted in Favor

Resolution No. 20-019- Ratifying the Submission of a Bid for the Purchase of a Property at the September 30, 2020 Tax Claim Bureau Upset Sale

Mr. Pappas reported that the Board approved the submission of the bid, via an email poll, for the purchase of this property at the September 30, 2020 Tax Claim Upset Sale. The acquisition of this property was necessary for the success of the Luzerne Street corridor part of NeighborWorks West Scranton Revitalization Project.

A Motion was made by Mr. Chelick and seconded by Mrs. Gatto to approve this Resolution.

All Voted in Favor

Cooperation Agreement. In Fell Township, the Land Bank is still working with township officials to have the old schoolhouse on Ontario Street demolished.

Mr. Pappas reported that he and Mrs. Sacco had a ZOOM meeting with the Pennsylvania Housing Alliance. The Housing Alliance has been contacting all the Land Banks throughout the State. They are looking to find out what each Land Bank challenges have been as well as our successes. Their objective is to start a statewide Land Bank network. Mrs. Sacco added that the representatives of the Housing Alliance were very impressed with what we accomplished as a Land Bank to date.

New Interest /Land Bank

Mr. Pappas reported that both the Valley View School District and the North Pocono School District have elected to become part of the Land Bank. He then added the following School Districts are now part of the Land Bank, Scranton, Carbondale, Dunmore, Lakeland, Valley View and North Pocono. As far as Municipalities, Blakely and Throop have elected to join. Covington Township officials were waiting for the North Pocono School District to join. He also stated that he, Commissioner Domenick and Mrs. Sacco were scheduled to meet with Archbald Borough Council that night. Commissioner Domenick asked how many repository properties are located in Archbald Borough. Mr. Pappas responded thirteen (13).

Scranton Demolitions

Mr. Pappas reported that we are up to date on demolitions of Land Bank owned properties in the City of Scranton. However, after the last tax claim judicial sale, there maybe some structures that were not sold. If the structures that were not sold at the Judicial Sale are beyond repair, the Land Bank can acquire those properties and work with the City to have them demolished.

Blight Task Force Update

Mr. Pappas requested Jesse Ergott from NeighborWorksNEPA give an update on the Blight Task Force. Mr. Ergott reported that the blight task force has been working with the Land Bank and NeighborWorksNEPA regarding some blighted properties on Luzerne Street near West Scranton High School. The Land Bank had acquired three of these properties from the repository as part of its initial acquisition phase. The Land Bank has now acquired a fourth property at the recent Tax Claim Upset Sale. NeighborWorksNEPA had some resources that enabled them to complete some cleanup of these properties. This area is the Luzerne Street Corridor section the proposed NeighborWorksNEPA West Scranton Revitalization Project. Mr. Ergott credited the Land Bank for making this part of the project possible. He also thanked the Tax Claim Office for helping facilitate the Upset Sale process. He also stated that NeighborWorks made a video of the cleanup and placed it on social media with 2500 views as of this date. The neighbors were thrilled with this cleanup. NeighborWorks will be scheduling a news conference with City, County and Land Bank representatives to announce the West Scranton Revitalization Project.

Bid Openings/if Necessary

Mr. Pappas reported that the Land Bank has received two applications for two repository properties.

A property purchase application was received for a repository property located at 2009 Jackson Street, Scranton. The application was received from Mr. John Loscombe, executor of the estate of his aunt, Mary Ellen Flannery. The estate of Ms. Flannery owns the adjacent property at the rear of this property. Mr. Loscombe plans to clean-up the property to provide access to the Flannery property.

The other application was a side lot application received from Raymond Steffen for a repository property located at 25 Canaan Street, Carbondale. Mr. Steffen owns the adjacent property at the rear of this property. Mr. Steffen plans to clean-up this property for use for parking for his tenants.

Resolution No. 20-020 Approving Amendment #3 to the Land Bank By-Laws with Respect to the Signing of Checks

Mr. Pappas explained that the current by-laws state that the Land Bank Treasurer must sign all checks. However, the Treasurer may not be available at times. This resolution would allow any current Board member to sign the checks. All checks will require two original signatures.

A Motion was made by Mr. Deecke and seconded by Mrs. Sacco to approve this Resolution.

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

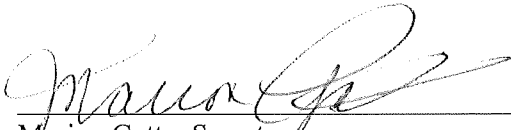
No emails were received prior to the meeting.

ADJOURNMENT

Commissioner Domenick requested a motion to adjourn
Mrs. Gatto made a motion, the motion was seconded by Mr. Chelik

All Voted in Favor

Chairman Domenick stated next scheduled meeting is Tuesday, November 10, 2020 at 11:00AM. However, due to a scheduling conflict, she asked if the meeting date and time could be changed. The new meeting date and time will be determined, and all board members will be contacted regarding their availability for the new meeting date.



Marion Gatto, Secretary

Prepared by Ralph Pappas