

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
September 9, 2020**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, September 9, 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
Wayne Beck – 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 stated that he received an email from Marie Schumacher. Her email asked, “How many of the Scranton properties are empty lots?” Mr. Pappas responded that all 65 Land Bank properties located in Scranton are empty lots.

PRESENTATION OF MINUTES FOR APPROVAL

On the question. Mr. Chelik pointed out a typographical error on the dollar amount of the grant that the County is requesting in the blight remediation grant application. Mr. Pappas stated he would correct that error in the original copy of the minutes.

A Motion was made by Commissioner Chermak and seconded by Mrs. Sacco to approve the minutes of the August 11, 2020 meeting once the correction is made.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

Mr. Pappas reviewed the vouchers with the Board.

A Motion was made by Mr. Chelik and seconded by Mr. Deecke to approve the voucher expenditures of August 10, 2020 through September 9, 2020, as presented.

All in Favor

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas stated that, as of this date, 209 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 126 properties to private parties. Three properties conveyed to the City of Scranton. Three additional properties are pending. Four properties have been conveyed to different community development organizations for worthwhile projects. 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, which needed it for a sewer easement. The other property will be razed by the City of Carbondale through the Cooperation Agreement. After it is razed, the lot will be available for sale.

New Interest /Land Bank

Mr. Pappas stated that he has received a copy of the Resolution from Throop Borough electing to become part of the Land Bank. He is working to get the Intergovernmental Agreement executed with the taxing entities. Commissioner Domenick stated that a meeting has been scheduled with Clifton Township for tomorrow night. Commissioner Domenick stated that because Clifton Township has such a high number of properties in the tax claim repository of unsold property, she and Mr. Pappas will be attending the meeting to explain the benefits of being part of the Land Bank. They will then focus on the North Pocono School District and 346 tax delinquent properties within the School Districts jurisdiction. North Pocono has it tentatively scheduled on their agenda to join the Land Bank. Also, both Covington Township and Thornhurst Township have a high number of tax delinquent properties. Commissioner Domenick will be reaching out to them as well.

Scranton Demolitions

The Rear of 1619 Price Street has been razed and is in the process of being cleared. Mr. Pappas thanked Tom Preambo and Scranton DPW for getting this demolition completed. At this time, there are no additional Land Bank owned structures to be razed in the City of Scranton.

Blight Task Force Update

Jesse Ergott stated that NeighborWorks are continuing their discussions with the City of Scranton regarding their interest in convening their own blight task force. The discussion continued regarding combining efforts with the County's Blight Task Force that has been convened for the past two years. The County already has an action plan in place. He will have more information regarding the blight task force later this fall.

Bid Openings/if Necessary

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

One application was received for a property located at 907 Moltke Avenue, Scranton. The application was received from Mr. James Wolfe. Mr. Wolfe lives across the street from this property and would like to utilize the property for greenspace. The other application was received from Mr. & Mrs. Brian Murray for a property at the Rear of 1109 Meade Avenue, Scranton. Mr. and Mrs. Murray live next door and have been taking care of the property for years and would like to use it for green space and continue to take care of it.

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.

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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. Chelik and seconded by Mrs. Gatto to approve this Resolution.

All Voted in Favor

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

No emails were received prior to the meeting.

ADDITIONAL DISCUSSION

At this time, Mr. Beck addressed the Board and explained that he will be officially retired as Treasurer of the City of Scranton next week. He will be assisting in the transition with the new City Treasurer during that time. The new City Treasurer, Mary Jo Sheridan, attended the virtual meeting with Mr. Beck. Mr. Beck stated there will be official paperwork submitted to the Land Bank appointing Ms. Sheridan as a Land Bank Board member. According to the Land Bank By-Laws, the Mayor of the City of Scranton gets to appoint Mr. Beck's replacement and the replacement must be a member of the City Administration.

Mr. Beck commented that it has been a real pleasure serving on the Land Bank. He is proud of the Land Bank and everything it has accomplished and will continue to do in the future.

Mr. Pappas thanked Mr. Beck for all his assistance and wished him luck in his retirement. He welcomed Mary Jo Sheridan to the Land Bank.

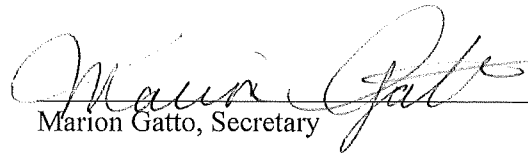
ADJOURNMENT

Commissioner Domenick requested a motion to adjourn

Mrs. Gatto made a motion the motion was seconded by Mr. Chelik.

All in Favor

Chairman Domenick stated next scheduled meeting is Wednesday, October 14, 2020 at 11:00AM.


Marion Gatto, Secretary

Prepared by Ralph Pappas