

**LACKAWANNA COUNTY LAND BANK  
SCHEDULED MEETING MINUTES  
January 13, 2021**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, January 13, 2021. 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](mailto:pappasr@lackawannacounty.org) by 9:00AM the day of the meeting.

At 11:00 AM, in Chairwoman Domenick's absence, Vice Chairman Chris Chermak called the meeting to order and requested Mayor Chelik to lead the Board in the Pledge of Allegiance.

**ROLL CALL**

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

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

**ELECTION OF OFFICERS FOR THE YEAR 2021**

Current Vice Chairman Chermak opened the floor for the election of officers for the year 2021. Mrs. Sacco nominated Commissioner Chermak as Vice Chairman. Seconded by Mr. Chelik. All voted in favor. Vice Chairman Chermak nominated Mrs. Sacco as Treasurer. Seconded by Mr. Chelik. All voted in favor. Mrs. Sacco nominated Mrs. Gatto to continue as Secretary. Seconded by Vice Chairman Chermak. All voted in favor. Mrs. Gatto, as Board Secretary, proposed the Board move forward with approved the slate of officers for the year 2021.

**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 December 10, 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 Mrs. Gatto and seconded by Mrs. Sacco to approve the voucher expenditures of December 10, 2020 through January 13, 2021, as presented.

**All Voted in Favor**

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## **DISCUSSION ITEMS**

### **Land Bank General Update**

Mr. Pappas stated that, in the City of Scranton, as of this date, the Land Bank acquired 216 properties and has conveyed 139 properties. At the end of today's meeting, there will be an additional twelve (12) properties in the process to be conveyed to private interests. There are currently 65 properties in the City of Scranton inventory. In the City of Carbondale, the Land Bank has acquired five properties. One property that was sold to a private interest. After today's meeting, we will have an additional six (6) properties pending to be sold to private interests. One property was conveyed to the City of Carbondale to alleviate an outstanding issue.

Mr. Chelik questioned a property located at 433-435 Taylor Avenue that was discussed at the last meeting. Mr. Pappas stated since the Board did not take any formal action on the property at the meeting. It will be discussed at a future meeting, once the outstanding issues have been addressed.

### **New Interest /Land Bank**

Mr. Pappas stated that morning he received a copy of the Resolution from the Forest City School District electing to join the Land Bank. Vandling Borough, which is located within the Forest City School District, had previously elected to join the Land Bank. He will prepare the Intergovernmental Cooperation Agreement to be signed by all parties. Mr. Pappas also stated that the Old Forge School District has a Resolution to join the Land Bank on the Agenda for their next meeting. He then proceeded to update the Board as to the current School Districts and Municipalities that are members of the Land Bank. The School Districts are: Scranton, Dunmore, Carbondale, Lakeland, Valley View, Mid Valley, North Pocono, and Forest City. The Municipalities are: Scranton, Dunmore, Carbondale, Fell Township, Mayfield, Blakely, Archbald, Throop, Covington Township and Thornhurst Township. Chairwoman Domenick, Mrs. Sacco and Mr. Pappas are scheduled to meet with Scott Township Supervisors on January 20, 2021

### **Blight Task Force Update**

Mr. Pappas requested Jesse Ergott from NeighborWorksNEPA give an update on the Blight Task Force. Mr. Ergott then requested Todd Pousley from his staff give this update. Mr. Pousley stated that each year the Blight Task Force puts together a blight plan for the year. They are currently working on the plan for 2021. One of the issues they are focusing on is assisting the Land Bank in marketing both Land Bank and Repository properties.

Another Code Enforcement Workshop is also being planned. They also are working with the City of Scranton on a few blight initiatives, which includes prioritizing demolitions. They are also working on a proposal for a vacant lot management program. The maintenance of vacant lots has been a challenge for the Land Bank and the City of Scranton.

### **Bid Openings/if Necessary**

Mr. Pappas reported that the Land Bank has not received any bids to be opened at this meeting.

### **Advisory Committee Discussion**

Mr. Pappas and Mr. Ergott reviewed the properties to be acquired and conveyed. The Advisory Committee agreed with the acquisition and conveyance of two properties in Carbondale, one property at Brook Street, Carbondale Tax Map # 04518040015, the other at 25-27 Oak Avenue, Carbondale Tax Map # 0451401006102. The advisory committee also agreed with the acquisition and disposition of 5 properties in the City of Scranton, Tax Map #s 13320010020, 13320010022, 14408010001, 14408010002, 14408010003

Vice-Chairman Chermak then proceeded to the Resolutions to be acted upon at today's meeting,

**ACTION ITEMS**

**Resolution No. 21-001-** Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- a). **Parcel Address:** Brook Street, Carbondale **Parcel Pin #:** 04518040015
- b). **Parcel Address:** 25-27 Oak Avenue, Carbondale **Parcel Pin #:** 0451401006102
- c). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 13320010020
- d). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 13320010022
- e). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010001
- f). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010002
- g). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010003

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

**All Voted in Favor**

**Resolution No. 21-002-** Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

- a). **Property Address:** Brook Street, Carbondale **Parcel Pin #:** 15709010016  
**Purchaser:** Michael J. & Mary Louise O’Hara **Price:** \$100.00
- b). **Parcel Address:** 25-27 Oak Avenue, Carbondale **Parcel Pin #:** 0451401006102  
**Purchaser:** Dan Kausmeyer, dba, Internet Empire 2001, LLC **Price:** \$100.00
- c). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 13320010020
- d). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 13320010022
- e). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010001
- f). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010002
- g). **Parcel Address:** 2600 Blk Swetland Str., Scranton **Parcel Pin #:** 14408010003  
**Purchaser:** Michael Tighe five (5) Parcels. **Price:** \$500.00

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

**All Voted in Favor**

**OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD**

No emails were received from the public prior to the meeting.

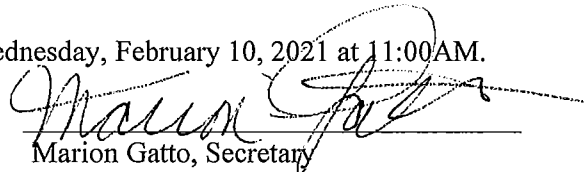
Before the meeting adjourned, Mrs. Sheridan informed the Board that due a staff shortage in the City Treasurer’s office, she may be in and out of some future virtual meetings to assist staff in her office. She feels her office should be fully staffed within the next few months.

**ADJOURNMENT**

Vice-Chairman Chermak requested a motion to adjourn. Mrs. Gatto made a motion. The motion was seconded by Mrs. Sacco.

**All Voted in Favor**

Vice Chairman Chermak stated next scheduled meeting is Wednesday, February 10, 2021 at 11:00AM.



Marion Gatto, Secretary

Prepared by Ralph Pappas