

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
April 14, 2021**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, April 14, 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 by 9:00AM the day of the meeting.

At 11:00 AM, Chairwoman Debi Domenick called the meeting to order.

ROLL CALL

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

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 Commissioner Chermak to approve the minutes of the February 10, 2021 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 Mr. Tobin to approve the voucher expenditures of February 11, 2021 through April 14, 2021, as presented.

All Voted in Favor

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas stated, in the City of Scranton, as of this date, the Land Bank has conveyed 141 properties. By the end of today's meeting, there will be an additional ten (10) 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 conveyed 6 properties. One property that was sold to a private interest. After today's meeting, there will be an additional seven (7) properties pending to be sold to private interests. One property was conveyed to the City of Carbondale to alleviate an outstanding sewer easement issue. One property pending in Covington Township and one property pending in Vandling Borough.

New Interest /Land Bank

Mr. Pappas stated that since the last meeting, there has not been any new school districts joining the Land Bank. We are still waiting on Abington Heights, Riverside and Lackawanna Trail. We will continue to try to get these school districts to join. Mr. Pappas reported that he and Mrs. Sacco attended the supervisors meeting in Scott Township on February 16th. They have elected to join the Land Bank. They have approximately 70 properties in the Tax Claim Repository. Scott Township now joins Scranton, Dunmore, Carbondale, Fell Township, Mayfield, Blakely, Archbald, Throop, Covington Township and Thornhurst Township.

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 reviewed the properties to be acquired and conveyed with the Board of Directors. The Property at rear the 1619 Price Street is on the Agenda for today’s meeting. Mr. Pappas requested the Board table any decision on this property pending further discussion. Mr. Ergott stated the Advisory Committee reviewed the properties to acquired and conveyed. The Committee agrees with all acquisitions and conveyances to the applicants. They were also in agreement with tabling any decision on the property at rear 1619 Price Street pending further discussion. The Committee is also in agreement with the revisions to the application process as well the amendments to the Land Bank’s Policies and Procedures. Mr. Ergott also stated that NeighborWorks is looking into scheduling a press event in the City of Carbondale. Along with Carbondale’s focus on addressing blight, the event would highlight the good work the Land Bank is doing in acquisition and disposition of property in the City of Carbondale.

Chairwoman Domenick then proceeded to the Resolutions to be acted upon at today’s meeting,

ACTION ITEMS

Resolution No. 21-006- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- | | |
|--|----------------------------------|
| a.) Parcel Address: Florida Avenue, Scranton | Parcel Pin #: 16806020010 |
| b.) Parcel Address: 5 Lathrop Street, Carbondale | Parcel Pin #: 04510050010 |
| c.) Parcel Address: Bald Eagle Lane, S9-857, Covington Township | Parcel Pin #: 22002090857 |
| d.) Parcel Address: Ash Boulevard, Vandling Borough | Parcel Pin #: 01612010032 |
| e.) Parcel Address: Adams Ave Ext L 15 16 Carbondale | Parcel Pin #: 04518080008 |
| f.) Parcel Address: Coolidge Ext L 10 11 Carbondale | Parcel Pin #: 04518080005 |

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

All Voted in Favor

Resolution No. 21-007- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

- | | |
|--|---------------------------|
| a.) Property Address: Florida Avenue, Scranton | Pin #: 16806020010 |
| Purchaser: Robert Stelmak | Price: \$500.00 |
| b.) Property Address: 5 Lathrop Street, Carbondale | Pin #: 04510050010 |
| Purchaser: Bernard Mindas | Price: \$500.00 |
| c.) Property Address: Bald Eagle Lane, S9-857, Covington Township | Pin #: 22002090857 |
| Purchaser: Leah Sarasohn | Price: \$500.00 |
| d.) Property Address: Ash Boulevard, Vandling Borough | Pin #: 01612010032 |
| Purchaser: Edward Mueller | Price: \$500.00 |
| e.) Property Address: 1739 Bloom Avenue, Scranton | Pin #: 13407030003 |
| Purchaser: Richard Graff | Price: \$500.00 |

- f.) **Parcel Address:** Adams Ave Ext L 15 16 Carbondale
Purchaser: Alex and Melissa Kelly
- g.) **Parcel Address:** Coolidge Ext L 10 11 Carbondale
Purchaser: Alex and Melissa Kelly

Pin #: 04518080008
Price: \$500.00

Pin #: 04518080005
Price: \$500.00

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

All Voted in Favor

Resolution No. 21-008 Resolution Authorizing the Conveyance of Certain Land Bank Property Under the Land Bank Side Lot Program. This Resolution was tabled pending further discussion and review.

Resolution No. 21-009 Resolution Approving a Revision to the Application and Conveyance Process of Land Bank or Repository Property.

Mr. Pappas and Chairwomen Domenick explained the planned revisions to the application and conveyance process.

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

All Voted in Favor

Resolution No. 21-010 Approving an adjustment in the price of a vacant property under the Side Lot Program from \$100.00 to \$150.00

Mr. Pappas stated the \$50.00 increase would offset some of the administrative and legal costs associated with the acquisition and conveyance of a side lot.

A Motion was made by Commissioner Chermak and seconded by Mrs. Sacco to approve this Resolution.

All Voted in Favor

Resolution No. 21-011 Approve the entering into a purchase agreement with the Ronald McDonald House of Scranton for the purchase of the property located at 337-339 Wheeler Avenue, Scranton, Pa. Pin # 15714010003. Contingent upon the Land Bank's successful bid and purchase of the property at the judicial sale

Mrs. Sacco briefed the Board of Directors on the purpose of acquiring this property at the judicial sale and conveying it to the Ronald McDonald house to expand their facilities.

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

All Voted in Favor

Resolution No. 21-012 Approving the submission of a pre-emptive bid at the April 26, 2021 Tax Claim Judicial Sale for the purchase of the property located at 337-339 Wheeler Avenue, Scranton, PA, Pin # 15714010003.

Again, Mrs. Sacco, Mr. Pappas, and Atty. Colbassani briefed the Board on the reasons for this pre-emptive bid on behalf of the Ronald McDonald House,

A Motion was made by Commissioner Chermak and seconded by Mr. Tobin to approve this Resolution.

All Voted in Favor

Resolution No. 21-013 Approving Amendment No. 1 to Section 2.3, "Process for Acquiring Properties" of the Land Bank By-Laws adopted May 13, 2016,

Mr. Pappas explained the reason for the proposed amendment to this section of Policies and Procedures.

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

All Voted in Favor

Resolution No. 21-014 Approving Amendment No. 2 to Section 4.6, "Covenants, Conditions and Restrictions" of the Land Bank By-Laws adopted May 13, 2016.

Mr. Pappas explained the reason for the proposed amendment to this section of Policies and Procedures.

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

All Voted in Favor

Resolution No. 21-015 Approving Amendment No. 3 to Section 4.8, "Deed without Warranty" of the Land Bank By-Laws adopted May 13, 2016.

Mr. Pappas and Atty. Colbassani explained the reason for the proposed amendment to this section of Policies and Procedures.

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

All Voted in Favor

Resolution No. 21-016 Approving Amendment No. 4 to Section 6.2 (b), "Side Lot Disposition Program/Qualified Properties" of the Land Bank By-Laws adopted May 13, 2016.

Atty. Colbassani explained the reason for the proposed amendment to this section of Policies and Procedures.

A Motion was made by Mr. Tobin and seconded by Commissioner Chermak to approve this Resolution.

All Voted in Favor

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

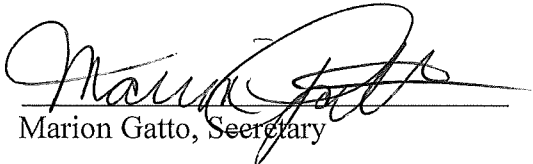
No emails were received from the public prior to the meeting.

ADJOURNMENT

Chairwoman Domenick requested a motion to adjourn. Mr. Chelik made a motion. The motion was seconded by Mr. Tobin.

All Voted in Favor

Chairwoman Domenick stated the next scheduled meeting is Wednesday, May 12, 2021 at 11:00AM.



Marion Gatto, Secretary

Prepared by Ralph Pappas