

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
August 11, 2021**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, August 11, 2021. The meeting was held via ZOOM and broadcast live on the Electric City Television (ECTV) YouTube channel and can be accessed at www.youtube.com/watch?v=ESdwgVJxYUg 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- Excused

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

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. Sacco to approve the minutes of the May 12, 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. Chelik to approve the voucher expenditures of May 12, 2021, through August 11, 2021, as presented.

All Voted in Favor

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas reported that the Land Bank has conveyed one hundred sixty-five (165) properties to date. In the City of Scranton, the Land Bank has conveyed 148 properties. There are currently sixty-five (65) properties in the City of Scranton inventory. In the City of Carbondale, the Land Bank has conveyed twelve (12) properties. After today's meeting, there will be an additional property pending to be sold to a private interest. Four (4) properties have been sold in Covington Township with six (6) properties pending sale. One (1) property has been sold in Vandling Borough.

New Interest /Land Bank

Mr. Pappas stated that since the last meeting, no new School Districts have joined the Land Bank. Current School District members include Old Forge, Scranton, Carbondale, Dunmore, Lakeland, Mid-Valley, Valley View, North Pocono, Forest City. We are still waiting on Abington Heights, Riverside and Lackawanna Trail. Since the last board meeting, Jermyn Borough has joined the Land Bank. Mr. Pappas reported that he and Mayor Chelik attended a Carbondale Township Supervisors meeting to explain the benefits of being part of the Land Bank. However, he has not heard back from them yet. Current municipalities include Scranton, Dunmore, Carbondale, Fell Township, Mayfield, Blakely, Archbald, Throop, Covington Township, Thornhurst Township and Jermyn. Commissioner Domenick stated she would request Jim Rodway make some calls to the School Districts and Municipalities that are not members of the Land Bank.

Blight Task Force Update

Jesse Ergott, NeighborWorks NEPA CEO, reported that the group has been working on two major items. One, is trying to organize more volunteer labor to help with the maintenance of both Land Bank owned properties and/or other blighted properties. Secondly, NeighborWorks NEPA conducted a data and mapping study in the City of Scranton that could assist the Land Bank in being proactive in acquiring properties for neighborhood improvement purposes. Mr. Ergott stated he would like to present this study to the full Land Bank Board in the future. Mr. Pappas stated he would set up a work session so this project could be presented to the Board.

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 at this meeting. Mr. Pappas stated the Advisory Committee also reviewed the properties to be acquired and conveyed. After review, the Advisory Committee agreed with all acquisitions and conveyances to the prospective purchasers. Mrs. Sacco also commented on the number of tax delinquent properties in Covington Township specifically, Eagle Lake Development, and how the Land Bank is assisting in getting these properties back on the tax rolls. This helps Covington Township, the North Pocono School District as well as Lackawanna County. Commissioner Domenick then addressed the issue of how long a purchaser of a Land Bank property must hold on to a property before they can sell it. The discussion continued and it was agreed that they cannot sell the property for at least 5 years without written approval of the Land Bank. It was also agreed upon that any purchaser of Land Bank property who violates any requirements or restrictions stated in the purchase agreement will be prohibited from future Land Bank transactions.

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

ACTION ITEMS

New Business

Resolution No. 21-023- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- | | |
|--|---------------------------|
| a). Parcel Address: Coolidge Avenue Ext Rear L19. Carbondale | Parcel Pin #: 04518080001 |
| b). Parcel Address: Oak Place WD1-122. Covington Twp | Parcel Pin #: 22701020122 |
| c). Parcel Address: Jamboree Drive J5-179 Covington Twp | Parcel Pin #: 22003060086 |
| d). Parcel Address: Adventure Ave A1-106, Covington Twp | Parcel Pin #: 22702060050 |
| e). Parcel Address: Boaters Byway R2-41, Covington Twp | Parcel Pin #: 22702080041 |
| f). Parcel Address: Adventure Ave A2-87 Covington Twp. | Parcel Pin #: 22702070039 |
| g) Parcel Address: Blackbear Drive WL6-774 Covington Twp | Parcel Pin #: 22002040067 |

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

All Voted in Favor

August 11, 2021

Minutes

Page 2

Resolution No. 21-024 Resolution Authorizing the Conveyance of Certain Land Bank Property Under the Land Bank Side Lot Program.

- a). **Address:** Coolidge Avenue Ext Rear L19 **Parcel Pin #:** 04518080001
Purchaser: Fred and Melinda Moase **Price:** \$150.00

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

All Voted in Favor

Resolution No. 21-025- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

- a). **Parcel Address:** Oak Place WD1-122, Covington Twp. **Parcel Pin #:** 22701020122
Purchaser: Denise Chwastyk-Everett **Price:** \$500.00
- b). **Parcel Address:** Jamboree Drive J5-179, Covington Twp. **Parcel Pin #:** 22003060086
Purchaser: Lisa Parcinski **Price:** \$500.00
- c). **Parcel Address:** Adventure Ave A1-106, Covington Twp. **Parcel Pin #:** 22702060050
Purchaser: Sylvio Dentin **Price:** \$500.00
- d). **Parcel Address:** Boaters Byway R2-41, Covington Twp. **Parcel Pin #:** 22702080041
Purchaser: Sylvio Dentin **Price:** \$500.00
- e). **Parcel Address:** Adventure Ave A2-87, Covington Twp. **Parcel Pin #:** 22702070039
Purchaser: Elia Dentin **Price:** \$500.00
- f). **Parcel Address:** Blackbear Drive WL6-774, Covington Twp. **Parcel Pin #:** 22002040067
Purchaser: Carlos & Diana Afonso **Price:** \$500.00

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

All Voted in Favor

Resolution NO. 21-026 – Ratifying and Approving Amendment No. 4 to the Land Bank ByLaws with respect to **ARTICLE I. SECTION 2 “OFFICE OF THE BOARD”**

Article I, Section 2, “**Office of Board**”, shall now read as follows:

The Office of the Board of Directors shall be at: 123 Wyoming Avenue, 5th Floor, Scranton PA 18503.

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

All Voted in Favor

Resolution NO. 21-027 - Ratifying and Approving Amendment No. 5 to the Land Bank ByLaws with respect to **ARTICLE III. SECTION 1 “ANNUAL MEETINGS”**

Article III, Section 1, and “Annual Meetings” shall read as follows:

Article III, Section 1. Annual Meetings. The Annual Meeting of the Board shall be held on the second Wednesday of January at 11:00 AM at the regular meeting place of said Board. The Regular Meeting for January will be combined with the Annual Meeting on the second Wednesday of January each year. In the event for some reason the Annual Meeting does not take place on the second Wednesday of January, the Annual Meeting shall be combined with the next Regular Meeting of the Board.

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

All Voted in Favor

August 11, 2021

Minutes

Page 3

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

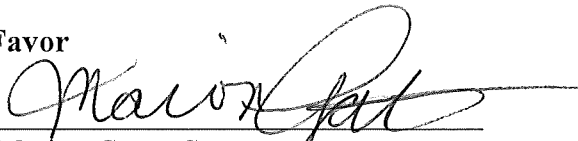
No emails were received from the public prior to the meeting.

Chairwoman Domenick stated the next scheduled meeting is Wednesday, September 8, 2021 at 11:00AM.

ADJOURNMENT

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

All Voted in Favor



Marion Gatto, Secretary

Prepared by Ralph Pappas