

**LACKAWANNA COUNTY LAND BANK
REGULAR MEETING MINUTES
June 8, 2017**

The regular meeting of the Lackawanna County Land Bank was held on June 8, 2017 in the Commissioners' Conference Room, 200 Adams Avenue. Sixth Floor, Scranton, Pennsylvania.

At 10:00 am Chairman O'Malley called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

Roll Call was taken by George Kelly (member)
Commissioner O'Malley (Chairman) - Present
Henry Deecke – Excused Absence
Linda Aebli – Present
Marion Gatto – Present
Terrence McDonnell – Present
Steve Pitoniak – Excused Absence

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager, Department of Economic Development and Margaret Piccotti, Assistant to George Kelly.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

Maria Schumacher, a resident of the City of Scranton asked about the tax incentives for the side lot program. George Kelly explained that we sell the side lots for \$100 to a contiguous land owner. In the event that a contiguous land owner does not want to purchase the side lot it will be available to qualified neighbors. Ms. Schumacher also asked if the land will be reassessed. Mr. Kelly stated that we will look at other property in the area and request a reassessment that is equitable with properties surrounding the side lot.

MINUTES

A motion was made by Mr. Terrance McDonnell and seconded by Ms. Linda Aebli to approve the minutes of the May 12, 2017 regular meeting as prepared and presented.

All in Favor

PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL

A motion was made by Ms. Marion Gatto and seconded by Mr. Terrance McDonnell to approve voucher expenditures of May 12, 2017 through June 8, 2017, as presented.

All in Favor

DISCUSSION ITEMS

a) Land Bank Website

Mr. Kelly reported an intern from Marywood is working on the website. It is almost completed. She is just doing some fine tuning. It should be up and running very soon.

b) Land Bank Annual Audit

Joe Alu completed the audit in less than a week. The audit was completed for a cost of \$1700.

c) Scranton Advisory Committee Update

Linda Aebli stated The Advisory Committee reviewed 9 properties. The Advisory Committee recommended that the property at 1217-1219 Division Street be sold to Christopher Meyers as part of the side lot program. Mr. Meyers owns and resides in the adjacent property located at 1213 Division Street.

Addition properties acquired from the repository of unsold properties are 11 Throop Street, 202-204 Larch Street, and Dickens Court and Erie Lackawanna RR in Tripps Park.

The Land Bank received an application to purchase the properties at 1421–1423 Vine Street from Gregory Evans, dba Evans Holding Company. Mr. Evans did not state his intention for the property in his application. The Advisory Committee recommended to the Board that staff should contact Mr. Evans and see what he is willing to pay for the property as well as his plans for the property before it is sold to him.

Mr. Evans is also interested in purchasing a property at Parker Street and N. Main Ave. The Advisory Committee again suggested more research be done before a sale is approved.

The Land Bank received 2 applications for the property at 114–116 N. Bromley Avenue. The applications were from Aziz Artabane on 2/24/2017. He would like to put a garage on the property. Mr. Artabane does not reside near the property. A second application has been received from Richard and Charlene Bachman on 6/5/2017. Mr. and Mrs. Bachman reside across the street from the property at 119 N. Bromley Ave. The Advisory Committee recommends it be sold to Mr. and Mrs. Bachman.

A property purchase application was received from Billie Jean Guzzon on 5/18/2017. Ms. Guzzon resides at 616 Ferdinand Street, Scranton. The properties Ms. Guzzon is interested in purchasing are located on the 1800 block of Ferdinand Street. Her applications states that she will leave as a vacant lot. The advisory committee recommended getting additional information and not making a decision until the information is reviewed.

ACTION ITEMS

Resolution No. 17-013, Authorizing the Conveyance of Certain Land Bank Owned Property under the Land Bank Side Lot Program

Motion by Marion Gatto

Seconded by Linda Aebli

All in favor

Resolution No. 17-014, Authorizing the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

Motion by Marion Gatto

Seconded by Linda Aebli

All in favor

Additional Information

Commissioner Patrick O'Malley commended the Board and Advisory committee for the successful work completed on Land Bank. He inquired as to when we will be reaching out to other municipalities to join the Land Bank. George Kelly stated that we have several potential municipalities interested in joining the Land Bank. It was also suggested getting elected officials from each municipality together and give an informative presentation on the Land Bank.

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Marie Schumacher expressed interest regarding the property at Parker Street and North Main. She stated that she and fellow neighbors have maintained the property for the last six years and is concerned with who will be purchasing the side lot. It was suggested that she contact the Lutheran Church which is a non-profit across the street from the property and ask if they would like to obtain the property. Because they are a non-profit the Land Bank will lease it to them for \$1 a year. Ms. Schumacher stated she would look into the possibility of a non-profit leasing and maintaining the property. She will also speak to Mr. Evans who is related to her.

ADJOURNMENT

As all business had been conducted, a motion to adjourn was made by Linda Aebli with a second by Terrance McDonnell. The motion carried and the meeting was adjourned.

Marion Gatto, Secretary

Prepared by Margaret Piccotti