

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
April 13, 2022**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, April 13, 2022. The meeting was held via ZOOM and broadcast live on the Electric City Television (ECTV) YouTube channel and can be accessed at <https://www.youtube.com/watch?v=4LGN2B8oykE>. 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 Domenick called the meeting to order.

ROLL CALL

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

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

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 Mr. Tobin to approve the minutes of the March 9, 2022, 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 March 10, 2022, through April 13, 2022, as presented.

All Voted in Favor

BID OPENING/IF NECESSARY

Mr. Pappas stated there were no bids to be opened at this meeting.

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas reported the Following:

To date, the Land Bank has conveyed 216 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 165 properties (3 Properties pending) (3 properties to be considered at today's meeting)

- West Scranton (18504) -59 Properties conveyed
- South Scranton (18505)-34 Properties conveyed
- North Scranton (18508) -35 Properties conveyed
- Green Ridge (18509)-20 Properties conveyed
- East Scranton (18510)-9 Properties conveyed
- City of Scranton -3 Properties conveyed to the City
- United Neighborhood Community Development Corp.-2 Properties
- Scranton Lackawanna Resource Develop Corp.-2 Properties
- Ronald McDonald House-1 Property

- Covington Twp-31 Properties conveyed
- Carbondale City-14 Properties conveyed, 1 property pending
- Vandling Borough-1 Property conveyed
- Fell Township-1 Property conveyed
- Throop Borough-1 Property conveyed
- Scott Township-1 Property conveyed,
- Thornhurst Township-1 property conveyed
- Jefferson Township-1 property to considered at today's meeting

New Interest /Land Bank

Mr. Pappas reported there has not been any new interest to join the Land Bank since the last meeting.

Current Land Bank Members are as follows:

Participating School Districts

Current-Scranton, Carbondale, Dunmore, Lakeland, Mid-Valley, Valley View, North Pocono, Forest City, Old Forge

Participating Municipalities

Scranton, Carbondale, Fell Township, Mayfield, Dunmore, Blakely, Archbald, Covington, Vandling, Old Forge, Throop, Thornhurst, Scott, Jermyn and Jefferson.

Blight Task Force Update

Todd Pousley reported that NeighborWorks is working with the Land Bank to clean up some properties in West Scranton. They have also applied for an LSA Grant. If the grant is approved, they will be able to clean up some additional Land Bank owned properties. They are also working with the City of Scranton and Scranton Tomorrow to organize a city-wide beautification event. This City Pride event will take place June 4th thru June 11th. They will be looking to businesses, organizations, and city residents to participate in this event.

Advisory Committee Discussion

Mr. Pappas reviewed with the Board the properties to be considered for acquisition and conveyance at today's meeting. The Land Bank Advisory Committee also reviewed the properties at their meeting and agreed with all acquisitions and conveyances to the prospective purchasers as presented.

Commissioner Domenick then proceeded to the Resolutions to be acted upon at today's meeting.

ACTION ITEMS

Resolution No. 22-012- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- | | |
|---|----------------------------------|
| a). Parcel Address: 609 Mineral Avenue, Scranton, Scranton | Parcel Pin #: 14516030023 |
| b). Parcel Address: 535 Rear Hemlock Street, Scranton | Parcel Pin #: 15652020008 |
| c). Parcel Address: 35 Dean Street, Scranton | Parcel Pin #: 13505080028 |

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

All Voted in Favor

Resolution No. 22-013- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Property Purchase Program.

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|--|----------------------------------|
| a). Address: 609 Mineral Avenue, Scranton, Scranton | Parcel Pin #: 14516030023 |
| Purchaser: Ms. Sherry Baston | Price: \$200.00 |

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

All Voted in Favor

Resolution No. 22-014- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

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| a). Parcel Address: 535 Rear Hemlock Street, Scranton | Parcel Pin #: 15652020008 |
| Purchaser: 525 Rear Hemlock Street LLC | Price: \$500.00 |
| b). Parcel Address: 35 Dean Street, Scranton | Parcel Pin #: 13505080028 |
| Purchaser: Leea Felton | Price: \$500.00 |

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

All Voted in Favor

Resolution No. 22-015- Approving an option Agreement with the Tax Claim Bureau and the Submission of a Pre-Emptive Bid for the Purchase of a Property at the May 2, 2022, Tax Claim Judicial Sale.

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

All Voted in Favor

Resolution No. 22-016- Entering into a Purchase Agreement with Jefferson Township for the Purchase of a Property located at Mount Cobb Road, Jefferson Township, PA Tax Map # 16002010047 contingent upon the Land Bank's successful bid and purchase of the property at the May2, 2022 Tax Claim Bureau Judicial Sale.

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

All Voted in Favor

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OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

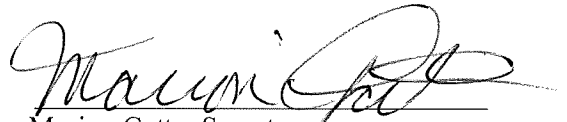
No emails were received from the public prior to the meeting.

Chairwoman Domenick stated the next scheduled regular is Wednesday, May11, 2022, at 11:00AM.

ADJOURNMENT

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

All Voted in Favor


Marion Gatto, Secretary

Prepared by Ralph Pappas