

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
September 14, 2022**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, September 14, 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=DuuuI_URqg0 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, In Chairwoman Domenick's absence, Vice Chairman Chermak called the meeting to order

ROLL CALL

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

Also, present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager and Jesse Ergott, NeighborWorks NEPA President & CEO.

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 August 10, 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 Mr. Tobin to approve the voucher expenditures of August 10, 2022, through September 14, 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 233 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 180 properties (8 properties pending and 2 properties to be considered at today's meeting)

- West Scranton (18504) -62 Properties conveyed
- South Scranton (18505)-41 Properties conveyed
- North Scranton (18508) -38 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.-4 Properties
- Ronald McDonald House-1 Property
- Covington Twp-32 Properties conveyed (1 property pending, 4 properties to be considered at today's meeting)
- Carbondale City-15 Properties conveyed
- 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 (1 property pending, 1 property to be considered at today's meeting)
- Jefferson Township-1 property pending
- Dunmore Borough-2 properties to be considered at today's meeting)

Blight Task Force Update

Mr. Ergott, NeighborWorks NEPA, reported that NeighborWorks worked on the maintenance of a few Land Bank owned properties. Especially those in high visibility areas. The goal was to work with Mr. Pappas and concentrate on those properties where the Land Bank was receiving complaints. The University of Scranton freshman class was the latest volunteer group to assist in the maintenance and cleanup of some of the properties. The goal is to connect with other volunteer groups and continue to work on the maintenance of Land Bank owned properties. Mr. Pappas informed the Board that the City of Scranton Parks and Recreation Department has also cleaned up some of the properties. Commissioner Chermak mentioned he is also looking into the Prison Community Service Program to assist with our property maintenance. He stated he will speak again with the Warden Betti to see if they can possibly get that program up and running again. Mrs. Sacco stated that the Land Bank may be able to purchase some tools and equipment with some of our grant money.

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.

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

ACTION ITEMS

Resolution No. 22-030- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- a). Parcel Address: 616 Barrett Court, Scranton Parcel Pin #: 14516030034
- b). Parcel Address: Spring Street, Scranton Parcel Pin #: 13408060035
- c). Parcel Address: Old Drinker Pike, Dunmore Parcel Pin #: 15802020003
- d). Parcel Address: Old Drinker Pike, Dunmore Parcel Pin #: 1580403000900
- e). Parcel Address: Fiesta Drive R3-264 Covington Township Parcel Pin #: 22702080264
- f). Parcel Address: Holliday Drive J3-115 Covington Township Parcel Pin #: 22003040044
- g). Parcel Address: Caballero Court E-3-217 Covington Township Parcel Pin #: 22801050052
- h). Parcel Address: Buckaroo Byway E5-381, Covington Township Parcel Pin #: 22801070047
- i). Parcel Address: T C C E SEC-3 L1129, Thornhurst Parcel Pin #: 24500030024

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

All Voted in Favor

Resolution No. 22-031- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

- a). Parcel Address: Old Drinker Pike, Dunmore Parcel Pin #: 15802020003
Purchaser: Robin Luchko, 601 West Lackawanna Ave. Olyphant PA Price: \$500.00
- b). Parcel Address: Old Drinker Pike, Dunmore Parcel Pin #: 1580403000900
Purchaser: Robin Luchko, 601 West Lackawanna Ave. Olyphant PA Price: \$500.00
- c). Parcel Address: Holliday Drive J3-115 Covington Township Parcel Pin #: 22003040044
Purchaser: Jenny Torres, 320 Copeland Avenue, Lyndhurst, NJ Price: \$500.00
- d). Parcel Address: Fiesta Drive R3-264 Covington Township Parcel Pin #: 22702080264
Purchaser: Marcos Pereira, 4502 Birchwood CT., No. Brunswick NJ Price: \$500.00
- e). Parcel Address: Caballero Court E-3-217 Covington Township Parcel Pin #: 22801050052
Purchaser: Marcos Pereira, 4502 Birchwood CT., No. Brunswick NJ Price: \$500.00
- f). Parcel Address: Buckaroo Byway E5-381, Covington Township Parcel Pin #: 22801070047
Purchaser: John and Melissa Urli, 2113 East 26th Street, Brooklyn NY Price: \$500.00
- g). Parcel Address: T C C E SEC-3 L1129, Thornhurst PA Parcel Pin #: 24500030024
Purchaser: Ken and Regina Gray, 1128 Golf Course Dr. Gouldsboro PA Price: \$500.00

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

All Voted in Favor

Resolution No. 22-032- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Property Purchase Program.

- a). Address: 616 Barrett Court., Scranton Parcel Pin #: 14516030034
Purchaser: Mark Holmes, 611 Mineral Ave. Scranton PA Price: \$150.00
- b). Address: Spring Street, Scranton Parcel Pin #: 13408060035
Purchaser: Agency for Community Empowerment, 123 Wyoming Ave., 3rd Fl, Scranton Price: \$150.00

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

All Voted in Favor

Resolution No. 22-033- Resolution Granting Permission to Sell or Convey a Property Previously Acquired from the Land Bank under the 5 Year Property Retention Policy

Mr. Pappas explained that due to extenuating circumstances, the purchaser of a former Land Bank owned property located at Chestnut Drive WD2-231 Covington Township, Tax Map #: 22701020231 and is requesting permission from the Board to sell the property prior to the 5-year retention period as stated in the deed. The permission is granted under the following conditions.

- a). The seller identifies the prospective purchaser for Land Bank Board approval
- b) The property is sold at the same price the purchaser paid for the property plus any expenses incurred to date on the property.

A Motion was made by Mr. Patel and seconded by Mr. Tobin 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.


Commissioner Chermak inquired about a property located in Dalton. Apparently, the property is in disrepair. He stated he would talk to the Borough in order to get some additional information.

Commissioner Chermak stated the next scheduled regular is Wednesday, October 12, 2022, at 11:00AM.

ADJOURNMENT

Commissioner Chermak requested a motion to adjourn. Mr. Tobin made the motion. The motion was seconded by Mr. Patel.

All Voted in Favor


Marion Gatto, Secretary

Prepared by Ralph Pappas