

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
June 8, 2022**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, June 8, 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=7KxRfoyx6Ds> 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 both Chairwoman Domenick's and Vice Chairman Chermak's absence, Mr. Chelik made a motion to nominate Mrs. Sacco temporary Chairwoman to conduct today's meeting

All Voted in Favor

Mrs. Sacco called the meeting to order.

ROLL CALL

Roll Call was taken by Ralph Pappas, Staff
Commissioner Debi Domenick – Excused
Commissioner Chris Chermak-Excused
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 Gerard Hetman, NeighborWorks NEPA Community Development Specialist.

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 May 11, 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 May 11, 2022, through June 8, 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 220 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 168 properties (4 properties pending, 8 properties to be considered at today's meeting)

- West Scranton (18504) -59 Properties conveyed
- South Scranton (18505)-36 Properties conveyed
- North Scranton (18508) -37 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 (1 property 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
- Jefferson Township-1 property pending

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

In the absence of Mr. Ergott, Mr. Gerard Hetman, NeighborWorks NEPA, reported that this week, NeighborWorks in conjunction with Scranton Tomorrow are holding their Scranton Pride Campaign, along with United Neighborhood Services and the City of Scranton. The program oversees cleanup and beautification activities throughout the city. Some land bank properties will be addressed in this effort. However, the weather and availability of volunteer groups may affect how many properties can be addressed

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.

Mrs. Sacco then proceeded to the Resolutions to be acted upon at today's meeting.

ACTION ITEMS

Resolution No. 22-022- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- | | |
|---|----------------------------------|
| a). Parcel Address: 229 W Mt Newton Rd., Scranton | Parcel Pin #: 14402010009 |
| b). Parcel Address: West Mt Rd., Scranton | Parcel Pin #: 14402010011 |
| c). Parcel Address: West Mt Newton Rd., Scranton | Parcel Pin #: 14402010012 |
| d). Parcel Address: 28 th Street, Scranton | Parcel Pin #: 14402010013 |
| e). Parcel Address: 28 th Street, Scranton | Parcel Pin #: 14402010017 |
| f). Parcel Address: 510 O'Connor Court, Scranton | Parcel Pin #: 15616050028 |
| g). Parcel Address: 514 O'Connor Court, Scranton | Parcel Pin #: 15616050032 |
| h). Parcel Address: Warbler Dr. S6-546, Covington Twp. | Parcel Pin #: 22002090546 |

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

All Voted in Favor

Resolution No. 22-023- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

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|--|----------------------------------|
| a). Parcel Address: 229 W Mt Newton Rd, Scranton | Parcel Pin #: 14402010009 |
| Purchaser: Newton Road Realty LLC | Price: \$ 500.00 |
| b). Parcel Address: 28 th Street, Scranton | Parcel Pin #: 14402010013 |
| Purchaser: Newton Road Realty LLC | Price: \$500.00 |
| c). Parcel Address: Warbler Dr. S6-546, Covington Twp | Parcel Pin #: 22002090546 |
| Purchaser: Amos Vered | 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. 22-024- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Property Purchase Program.

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| a). Address: 510 O'Connor Court, Scranton | Parcel Pin #: 15616050028 |
| Purchaser: Thomas Hoppel | Price: \$150.00 |
| b). Address: 514 O'Connor Court, Scranton | Parcel Pin #: 15616050032 |
| Purchaser: Thomas Hoppel | Price: \$150.00 |
| c). Parcel Address: W. Mt Rd, Scranton | Parcel Pin #: 14402010011 |
| Purchaser: Newton Road Realty LLC | Price: \$150.00 |
| d). Parcel Address: W. Mt Newton Rd Scranton | Parcel Pin #: 14402010012 |
| Purchaser: Newton Road Realty LLC | Price: \$150.00 |
| e). Parcel Address: 28 th Street, Scranton | Parcel Pin #: 14402010017 |
| Purchaser: Newton Road Realty LLC | Price: \$150.00 |

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

All Voted in Favor

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

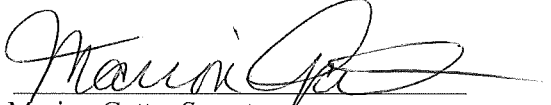
No emails were received from the public prior to the meeting.

Mrs. Sacco stated the next scheduled regular is Wednesday, July 13, 2022, at 11:00AM.

ADJOURNMENT

Mrs. Sacco requested a motion to adjourn. Mr. Tobin made the motion. The motion was seconded by Mrs. Gatto.

All Voted in Favor



Marion Gatto, Secretary

Prepared by Ralph Pappas