

**LACKAWANNA COUNTY LAND BANK  
SCHEDULED MEETING MINUTES  
May 11, 2022**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, May 11, 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=SCDZ0Q5N6AM> Members of the public were requested to submit any comments to Ralph Pappas at [pappasr@lackawannacounty.org](mailto:pappasr@lackawannacounty.org) by 9:00AM the day of the meeting.

At 11:00 AM, In Chairwoman Dominick'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

Vice Chairman Chermak welcomed Scranton City Treasurer Mitesh Patel as the newest member of the Land Bank Board of Directors.

Also, present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager.

**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 April 13, 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 Mr. Chelik and seconded by Mr. Tobin to approve the voucher expenditures of April 14, 2022, through May 11, 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 219 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 168 properties (5 properties to be considered at today's meeting)

- West Scranton (18504) -59 Properties conveyed
- South Scranton (18505)-35 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
- 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**

Mr. Pappas reported that they are still working on a plan with NeighborWorks and the City to get some of our properties cleaned up and maintained.

### **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. 22-017-** Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- a). **Parcel Address:** Locust Street, Scranton **Parcel Pin #:** 16704020008
- b). **Parcel Address:** 614 Mineral Avenue, Scranton **Parcel Pin #:** 14516030032
- c). **Parcel Address:** 540 Alder Street, Scranton **Parcel Pin #:** 15620030008

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

**All Voted in Favor**

**Resolution No. 22-018-** Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Property Purchase Program.

- a). **Address:** Locust Street, Scranton **Parcel Pin #:** 16704020008  
**Purchaser:** Robert and Linda Breslin **Price:** \$150.00

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

**All Voted in Favor**

**Resolution No. 22-019-** Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

- a). **Parcel Address:** 614 Mineral Avenue, Scranton **Parcel Pin #:** 14516030032  
**Purchaser:** Mark Holmes **Price:** \$500.00
- b). **Parcel Address:** 526-528 Genet Street, Scranton **Parcel Pin #:** 16710040054  
**Purchaser:** Carmen Oliveras **Price:** \$500.00
- c). **Parcel Address:** 540 Alder Street, Scranton **Parcel Pin #:** 15620030008  
**Purchaser:** Scranton Lackawanna Resource Development Corp. **Price:** \$100.00

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

**All Voted in Favor**

**Resolution No. 22-020-** Approving the Conveyance of the Land Bank Owned Property at 601 Prospect Avenue, Scranton PA, to the Scranton Lackawanna Resource Development Corporation

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

**All Voted in Favor**

**Resolution No. 22-021-** Rescinding the Previously Approved Acquisition and Conveyance of a Property from the Tax Claim Office of Unsold Property.

<b><u>ADDRESS</u></b>	<b><u>PIN #</u></b>	<b><u>PROSPECTIVE PURCHASER</u></b>
39 Dean Street, Scranton Pa	13505080028	Leea Felton

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

**All Voted in Favor**

*May 11, 2022*

*Minutes*

*Page 3*

**OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD**

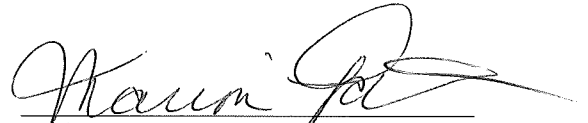
No emails were received from the public prior to the meeting.

Vice-Chairman Chermak stated the next scheduled regular is Wednesday, June 8, 2022, at 11:00AM.

**ADJOURNMENT**

Vice-Chairman Chermak requested a motion to adjourn. Mrs. Gatto made the motion. The motion was seconded by Mrs. Sacco.

**All Voted in Favor**

  
Marion Gatto, Secretary

Prepared by Ralph Pappas