LACKAWANNA COUNTY LAND BANK
REGULAR MEETING MINUTES
March 9, 2018

The regular meeting of the Lackawanna County Land Bank was held on March 9, 2018 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 – Present
Linda Aebli – Present
Marion Gatto – Present
Terrence McDonnell – Present
Steve Pitoniak – Present

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

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no comments made at this time.

MINUTES

A motion was made by Mr. Terrence McDonnell and seconded by Mr. Henry Deecke to approve the minutes of the February 9, 2018 regular meeting as prepared and presented.

All in Favor

PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL

A motion was made by Mr. Henry Deecke and seconded by Ms. Linda Aebli to approve voucher expenditures of February 9, 2018 through March 9, 2018, as presented.

All in Favor

DISCUSSION ITEMS

a.) Land Bank Website: Mr. Pappas explained that the Land Bank received 3 proposals for development and design of the website. The Board was emailed a copy of all 3 proposals. After Board review, it was agreed that the proposal submitted Design Done Right best fit the objectives of the Land Bank in design and price.

b.) Blight to Bright LSA Grant: Mr. Kelly explained the Land Bank received a $65,000 LSA Grant to establish a Blight to Bright program. The money will be used to sponsor a series of town hall meetings throughout Lackawanna County to inform the municipalities the Bright to Blight program as well as the benefits of Land Bank. Chris Gulotta, a consultant to the Housing Alliance of Pennsylvania, will be assisting in educating the public as well as public officials on the Land Bank. The end of April is target date for first Town Hall meeting.

Mr. Kelly also stated that there should be enough money to demolish 2 properties. Community Development Block Grant non-entitlement funding may also be available to use towards demolition.

c.) Scranton Redevelopment Authority Properties: The Solicitor from the SRA, Atty. Paul Kelly, asked if the Land Bank would be interested in acquiring their properties. The GIS team mapped out all the SRA properties. The Board decided the properties would be taken in on a case by case basis as interest is shown. The Land Bank will work with sharing profits with SRA.

d.) 1445 Meylert Avenue Update: After Mr. Kelly explained the current status of this property, it was agreed that Land Bank will sell the property for $5,000 via a Quit Claim Deed. The property will be sold as is with 90 days allotted for the Purchasers to do their due diligence, including their own Phase 2 environmental assessment.

PROPERTY DISCUSSIONS

Property Purchase Applications:

601 Prospect Avenue

Mr. Pappas explained that at the last Land Bank Board meeting the Board tabled the resolution approving the conveyance of a property located at 601 Prospect Avenue to Kevin Mitchell. The Board wanted to make sure Mr. Mitchell was fully aware of the requirements to rehab the property to code. This included the possibility of constructing a fire wall between this property and the adjacent property located on Alder Street owned by the Workingmen's Society aka, the 606 Club. Since the last Board meeting, a representative of the 606 Club came to the office to discuss the building. She was informed that we did have an offer on the building, but could she could submit an application and offer that would be discussed at the next scheduled Land Bank Board meeting. After some discussion with the neighbors, his contractor and engineer, Mr. Mitchell has decided to pull his bid for the property. He is no longer interested in rehabilitating the property. It was noted there is an underground stream below the building.

2326 Durkin Avenue

Mr. Pappas explained that the Land Bank has received 1 application for a property located at 2326 Durkin Avenue. The application was received on February 1, 2018 from Celeste Solivan. Ms. Solivan would like to rehab the property for lease. She submitted a bid of $1000 for the property. The Advisory Board recommended accepting the bid. The Board agreed.

1102 Moltke Avenue.

Mr. Pappas stated to the Board that Mr. John Mehl came to our office regarding a property located at 1102 Moltke Avenue. After some research, he explained the following history of the property,

January 14, 2014 – Both Northeast Revenue and the Single Tax Office accepted Service of the Petition to Sell Tax Delinquent Property at Judicial Sale, Free and Clear of all Liens and Encumbrances. Service included 1102 Moltke Avenue, property of Nicholas and Megan Gillow.

February 24, 2014 - Property of Nicholas and Megan Gillow, 1102 Moltke Ave., is offered for sale at Tax Claim Bureau Sale. No buyers at the Judicial Sale. Property was placed in the Repository of Unsold Property.

June 2, 2014 – Property of Nicholas and Megan Gillow, 1102 Moltke Ave., is exposed at public sale at Scranton City Hall. The high bidder is Eric Mehl at a bid price of $694.13. Mr. Mehl receives Treasurer Deed dated November 17, 2015.

October 12, 2016 – By Deed dated October 12, 2016, Eric Mehl transfers ownership of property to himself, his brother Christopher Mehl, and his father John Mehl.

February 23, 2017 – The property is conveyed from the Repository to the Land Bank. The Repository Deed to the Land Bank lists Eric Mehl, Christopher Mehl,; and John Mehl as the owners of the property when it went through the Judicial Sale. It should have listed Nicholas and Megan Gillow.

February 27, 2018 – Mr. John Mehl was sent to our office since he didn't get a tax bill for the property this year. That is because it is now listed as owned by the Lackawanna County Land Bank.

The Mehl's have been paying the taxes on this property for the last 2 years.

The Land Bank agreed to convey the property to the Mehl's via a Quit Claim Deed for $1.00.

ACTION ITEM

Resolution NO. 18-006, Approving the Conveyance of Certain Land Bank Owned Property under the Land Bank Property Purchase Program

Motion by Terrence McDonnell Seconded by Henry Deecke

All in favor

Resolution No. 18-007, Ratifying the Application and Bid Procedure for the Purchase of Land Bank Owned Property

Motion by Henry Deecke Seconded by Steve Pitoniak

All in favor

Resolution No. 18-008, Ratifying the Acceptance and Proposal for the development and design of the Lackawanna County Land Bank Website

Motion by Linda Aebli Seconded by Marion Gatto

All in Favor

Resolution No. 18-009, Approving an Amendment to the Loan Agreement with the Lackawanna County Department of Planning and Economic Development Revolving Loan Account

Motion by Henry Deecke Seconded by Terrence McDonnell

All in Favor

Resolution No. 18-010, Approving Amendment No. 2 of the Legal Services Contract

Motion by Terrence McDonnell Seconded by Linda Aebli

All in Favor

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Dawn Edwards, Regional Housing Coordinator from Self Determination Housing Project, a statewide non-profit funded partially by PHFA and HUD addressed the Board. Ms. Edwards suggested the Land Bank use houses that cannot be sold be used for homeless veterans and the aging. A discussion followed.

ADJOURNMENT

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

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Marion Gatto, Secretary

Prepared by Margaret Piccotti