LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
September 14, 2018

The scheduled meeting of the Lackawanna County Land Bank was held on Friday, September 14, 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

Commissioner O'Malley (Chairman) – Present
Henry Deecke - Present
Linda Aebli – Excused
Marion Gatto – Present
Terrence McDonnell – Present
Steve Pitoniak – Present

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

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no comments made at this time.

MINUTES

A motion was made by Mrs. Gatto and seconded by Mr. McDonnell to approve the minutes of the August 15, 2018 rescheduled meeting as prepared and presented.

All in Favor

PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL

A motion was made by Chairman O'Malley and seconded by Mr. Deecke to approve voucher expenditures of August 16, 2018 through September 14, 2018, as presented.

All in Favor

DISCUSSION ITEMS

a.) Land Bank Website Update: Mr. Kelly stated the Land Bank website is now live at www.lackalandbank.com. Staff has been updating it as properties are acquired and sold. Atty. Colbassani asked if we are still keeping the other link on the Lackawanna County website updated. Mr. Pappas answered yes, at least for now. Mr. Pappas explained that interested parties can now complete and submit applications online. Mr. Pappas stated that the first application

submitted was a donation application. However, they decided to withdraw the application on the advice of their accountant. A short discussion followed regarding the property they wanted to donate. Atty. Colbassani further explained that he is attempting to get the Land Bank a 4076C letter from the IRS. This would provide proof that a person donating a property to the Land Bank could get a tax deduction for the donation. The discussion continued regarding the donation process and some of the past donation requests.

b.) Blight to Bright LSA Grant Update: Mr. Kelly explained that the blight task force held its first meeting on August 23, 2018. The next meeting is scheduled for September 20, 2018 at 4:30PM at NeighborWorks offices at 815 Smith Street, Scranton. Todd Pousley from NeighborWorks, who was present at this meeting, has been coordinating the task force meetings. There are approximately 18 members on the task force. Mr. Kelly explained there was a lot of dialogue and good discussions at the first meeting. He explained there will be 4 meetings of the task force. The 4th meeting will be a public meeting with all county municipal officials invited. At that meeting, there will be a presentation of the best strategies to fight blight and how a municipality can implement these strategies with addressing blight within their community.

c.) 1445 Meylert Avenue Update: Mr. Kelly explained that he was told demolition should start next week. The addendum agreement with Lace Building Affiliates has been executed. Since this is part of the overall Lace Building rehabilitation project, Chairman O'Malley requested that we schedule a ceremony at the site the day before the actual demolition begins. The discussion continued regarding the demolition of the Lace Company building and how the bricks from the building are being salvaged, cleaned and sold.

d.) Bid Openings: Mr. Pappas explained there were no actual bids to be opened at this meeting. The applications to be reviewed and acted upon at this meeting were submitted with the offers attached and not sealed bids.

PROPERTY DISCUSSIONS

525 North Bromley Avenue

Mr. Kelly explained that the Land Bank is having an issue with the City regarding the land bank owned property at the rear of 1619 Price Street. It was condemned so it's deemed unsafe. The City refuses to take it down since it is owned by the Land Bank. Chairman O'Malley stated it is not our responsibility. He stated that his position is the Land Bank will not acquire any repository properties located in the City with structures until the structure at the rear of 1619 Price Street is torn down. Mr. Kelly stated a letter should be sent to the Mayor and Mr. Patrick Hinton that the Land Bank will halt the acquisition of any structure until the demolition of the Price Street property is addressed. Mr. Kelly further stated that the Land Bank has already committed $10,000 in tipping fees toward the demolition of 2 other structures in the City. Chairman O'Malley asked Atty. Colbassani if there is any recourse the Land Bank has if the potential purchaser of a property backs out of the sale prior to closing. The discussion continued regarding various options the Land Bank could do in this situation. Mr. Kelly stated we received an application to purchase 525 North Bromley Avenue from Cody Mackin. However, if Mr. Mackin drops out of the purchase, the Land Bank will be stuck with this structure as well. It was suggested that we alert the City that we will not acquire 525 North Bromley Avenue until they agree to demolish rear 1619 Price Street. Everyone agreed.

506-508 Kirkland Street
Mr. Pappas explained that one application was received Keith Davis, who owns and resides in the property at 511 Reese Street in front of the subject property. He would use this lot to expand his property. Mr. Davis submitted a bid of $500 for the parcel.

At this point of the meeting, the Board moved ahead to act on the resolution action items. Since earlier in the meeting, the board decided not acquire any additional structures until rear 1619 Price Street is razed, two on the resolutions had to be amended.

Resolution NO. 18-028
RESOLUTION APPROVING THE ACQUISITION OF A PROPERTY FROM LACKAWANNA COUNTY'S TAX CLAIM BUREAU REPOSITORY OF UNSOLD PROPERTY

At the direction of Atty. Colbassani, Resolution NO. 18-028 was amended to remove item 1.a. (525 North Bromley Avenue) and only include 1.b. (506-508 Kirkland Street), 1.c. (826 South Webster Avenue) and 1.d (1027 Pittston Avenue). Chairman O'Malley requested a motion. A motion was made Mrs. Gatto and seconded by Mr. McDonnell to amend Resolution NO. 18-028 as discussed. All voted in favor. Chairman O'Malley then requested a motion to approve Resolution NO. 18-028, as amended. Mr. Deecke made the motion and was seconded by Mr. McDonnell to approve Resolution NO. 18-028, as amended. All voted in favor.

Resolution NO. 18-029
RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN LAND BANK OWNED PROPERTY UNDER THE LAND BANK PROPERTY PURCHASE PROGRAM

Atty. Colbassani then informed the board they needed to vote on amending Resolution NO. 18-029 to remove item 1.a. (525 North Bromley Avenue) and approve only1.b. (506-508 Kirkland Street). Chairman O'Malley requested a motion. A motion was made by Mrs. Gatto and seconded by Mr. Deecke to amend Resolution NO. 18-029 as discussed. All voted in favor. Chairman O'Malley then requested a motion to approve Resolution NO. 18-029, as amended. Mr. McDonnell made the motion and was seconded by Mrs. Gatto to approve Resolution NO. 18-029, as amended. All voted in favor.

Resolution NO. 18-030
RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN LAND BANK OWNED PROPERTY UNDER THE LAND BANK SIDE LOT PROGRAM

826 South Webster Avenue
Mr. Pappas explained that one application was received from Mr. Leo D'Angelo, who owns and operates his business (LaSalle Sportswear) at the adjacent property 830 South Webster Avenue. He would like to expand his property as well as clean and maintain this property. D'Angelo submitted a bid of $100.00 for the parcel.

1027 Pittston Avenue
Mr. Pappas explained that one application was received from Mr. John Stankowski. Mr. Stankowski owns, resides and operates his business (South Side Floral) at the adjacent property. He would use the lot to expand his property. Mr. Stankowski submitted a bid of $100.00 for the parcel.

Chairman O'Malley requested a motion to approve the sale of 826 South Webster Avenue to Mr. Leo D'Angelo and 1027 Pittston Avenue to Mr. John Stankowski. The motion was made by Mrs. Gatto and seconded by Mr. McDonnell. All voted in favor

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

There were no comments made at this time.

ADJOURNMENT

As all business had been conducted, a motion to adjourn was made by Marion Gatto with a second by Henry Deecke. The motion carried and the meeting was adjourned.

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Marion Gatto, Secretary

Prepared by Ralph Pappas