LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
February 9th, 2022

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, February 9, 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=iA4bDFIBIiI 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, Chairwoman Dominick called the meeting to order.

ROLL CALL

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

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 Mrs. Gatto to approve the minutes of the January 9, 2022 meeting.

All Voted in Favor

Commissioner Domenick abstained since she was not present for the meeting.

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. Chelik to approve the voucher expenditures of January 13, 2022 through February 9, 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 that the Land Bank has conveyed two hundred three (203) properties to date. In the City of Scranton, the Land Bank has conveyed one hundred fifty-eight (158) properties. One hundred fifty (150) to private interests, three (3) to the City of Scranton, five (5) to non-profits. Two additional properties to be acted upon at this meeting. There are currently sixty-one (61) properties in the City of Scranton property inventory. In the City of Carbondale, the Land Bank has conveyed fourteen (14) properties. Twenty-eight (28) properties have been sold in Covington Township with three (3) properties pending sale and one (1) property to be acted upon at this meeting. One (1) property has been sold in Vandling Borough. One (1) property sold to Throop Borough. One (1) property pending in Scott Township. One property in Thornhurst Township to be acted upon at this meeting. Mr. Pappas also advised the Board as to the financial status of Land Bank.

New Interest /Land Bank

Mr. Pappas stated that he has not received any new interest from any school districts or municipalities since the last meeting. Commissioner Domenick stated that she would like to again start attending some municipal meetings and school
board meetings to tout the success of the Land Bank and explain the benefits of being part of the Land Bank.

Blight Task Force Update

Mr. Pappas stated there is no blight task force update for this meeting. Commissioner Domenick spoke about the Land Bank participating in the NeighborWorks Beautiful Blocks program.

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.

Commissioner Domenick then proceeded to the Resolutions to be acted upon at today's meeting.

ACTION ITEMS

Resolution No. 22-006- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

a). Parcel Address: 119 Olive Street, Scranton **Parcel Pin #:** 14516030027
b). Parcel Address: 436 Eighth Street, Scranton **Parcel Pin #:** 15610020013
c). Parcel Address: Country Club Drive # 1121, Thornhurst Twp. **Parcel Pin #:** 2450001001803

A Motion was made by Mrs. Sacco and seconded by Mr. Chelik to approve this Resolution.
All Voted in Favor

Resolution No. 22-007- Accepting the High Bid and Approving the Conveyance of Certain Land Bank Owned Property under the Land Bank Side Lot Program

a). Address: 119 Olive Street, Scranton **Parcel Pin #:** 14516030027
Purchaser: John Litwinsky **Price:** $150.00

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

Resolution No. 22-008- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

a). Parcel Address: 436 Eighth Street, Scranton **Parcel Pin #:** 15610020013
Purchaser: Ivane Terkowski **Price:** $500.00

b). Parcel Address: Country Club Drive # 1121, Thornhurst Twp. **Parcel Pin #:** 2450001001803
Purchaser: Brad and Nancy Story **Price:** $500.00

A Motion was made by Mr. Chelik and seconded by Mrs. Sacco 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.

Chairwoman Domenick stated the next scheduled regular is Wednesday, March 9, 2022, at 11:00AM.

ADJOURNMENT

Chairwoman Domenick Chermak requested a motion to adjourn. Mrs. Gatto made the motion. The motion was seconded by Mr. Chelik.

All Voted in Favor

Marion Gatto, Secretary

Prepared by Ralph Pappas