LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
October 12, 2022

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, October 12, 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=p1hN5Kw1azs 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 Domenick called the meeting to order

ROLL CALL

Roll Call was taken by Ralph Pappas, Staff
Commissioner Debi Domenick – Present
Commissioner Chris Chermak- Present
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

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 September 14, 2022 meeting.

All Voted in Favor
Chairwoman Domenick abstained from the vote since she was absent from 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. Tobin to approve the voucher expenditures of September 14, 2022, through October 12, 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 240 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 185 properties (5 properties pending, 1 property to be considered at today's meeting)

- West Scranton (18504) -65 Properties conveyed
- South Scranton (18505)-43 Properties conveyed
- North Scranton (18508) -38 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.-4 Properties. (1 property pending)
- Ronald McDonald House-1 Property
- Covington Twp-33 Properties conveyed (4 properties pending. 2 properties 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, (4 properties to be considered at today's meeting)
- Thornhurst Township-2 properties conveyed (1 property pending)
- Jefferson Township-1 property conveyed
- Dunmore Borough-(2 properties pending)

Blight Task Force Update

Mr. Pappas stated that there is nothing new to report regarding the Blight Task Force.

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.

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

ACTION ITEMS

Resolution No. 22-034- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

a). Parcel Address: Bald Eagle Lane S7-718, Covington Township	**Parcel Pin #:** 22002090718
b). Parcel Address: Mardi Gras Mall J1-21, Covington Township	**Parcel Pin #:** 22003020021
c). Parcel Address: Daniel St-T13-14. Scott Township	**Parcel Pin #:** 04101010063
d). Parcel Address: Daniel St-J14, Scott Township	**Parcel Pin #:** 04101010065
e). Parcel Address: Daniel St-J13, Scott Township	**Parcel Pin #:** 04101010066
f). Parcel Address: Walsh Ave J6, Scott Township	**Parcel Pin #:** 04101010067

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

All Voted in Favor

Resolution No. 22-035- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

a). Parcel Address: 1118 Luzerne Street, Scranton **Parcel Pin #:**15605050056
Purchaser: David and Denise Caswell, 30 Chatham Hill. Moscow PA 18444 **Price:** $500.00
b). Parcel Address: Mardi Gras Mall J1-21, Covington Township **Parcel Pin #:** 22003020021
Purchaser: Luis E. Vera, 102-16 35 Avenue, Corona NY, 11368 **Price:** $500.00
c). Parcel Address: Bald Eagle Lane S7-718, Covington Township **Parcel Pin #:**22002090718
Purchaser: Maria I. Rios-Ruiz, 31-34 105 Street., East Elmhurst NY 11369 **Price:** $500.00
d). Parcel Address: Daniel St-T13-14. Scott Township **Parcel Pin #:** 04101010063
Daniel St-J14, Scott Township **Parcel Pin #:** 04101010065
Daniel St-J13, Scott Township **Parcel Pin #:** 04101010066
Walsh Ave J6, Scott Township **Parcel Pin #:** 04101010067
Purchaser: Davis Investments II, LLC, 2905 Church Road, Elizabethtown PA, 17022 **Price:** $500.00 Per Parcel

A Motion was made by Mrs. Sacco and seconded by Mrs. Gatto 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, November 9, 2022, at 11:00AM.

ADJOURNMENT

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

All Voted in Favor

Marion Gatto, Secretary

Prepared by Ralph Pappas