LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
August 10, 2022

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, August 10, 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=7KxRfoyx6Ds 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, In both Chairwoman Domenick's and Vice Chairman Chermak's absence, Mr. Chelik made a motion to nominate Mrs. Sacco temporary Chairwoman to conduct today's meeting

All Voted in Favor

Mrs. Sacco called the meeting to order.

ROLL CALL

Roll Call was taken by Ralph Pappas, Staff
Commissioner Debi Domenick – Excused
Commissioner Chris Chermak-Excused
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 and Jesse Ergott, NeighborWorks NEPA President & CEO.

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 Mrs. Gatto and seconded by Mr. Tobin to approve the minutes of the June 8, 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 June 8, 2022, through August 10, 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 233 properties County-wide.

In the City of Scranton, the Land Bank has conveyed 180 properties (8 properties to be considered at today's meeting)

- West Scranton (18504) -62 Properties conveyed
- South Scranton (18505)-41 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
- Ronald McDonald House-1 Property
- Covington Twp-32 Properties conveyed (1 property 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
- Thornhurst Township-1 property conveyed (1) property to be considered at today's meeting)
- Jefferson Township-1 property pending

Blight Task Force Update

Mr. Ergott, NeighborWorks NEPA, reported that there were several property cleanups that took place over the summer months including some of the Land Bank properties. We are still looking for long term maintenance solutions for some of these properties. Mr. Ergott stated that they are grateful for the work of the Land Bank and the Board specifically in West Scranton where 62 properties have been conveyed in that neighborhood alone. NeighborWorks looks forward to continuing working with the Land Bank in all neighborhoods to address blight and get properties back on the tax rolls. Mrs. Sacco acknowledged the excellent relationship the Land Bank has working with NeighborWorks and thanked Mr. Ergott for his support.

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.

Mrs. Sacco then proceeded to the Resolutions to be acted upon at today's meeting.

ACTION ITEMS

Resolution No. 22-025- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

a). Parcel Address: 639 Rear Willow Street, Scranton **Parcel Pin #:**1562003002902
b). Parcel Address: 929 Pittston Ave., Scranton **Parcel Pin #:**1561906000101
c). Parcel Address: 509 Maple Street, Scranton **Parcel Pin #:**15619060001
d). Parcel Address: 513-515 Kirkland Street, Scranton **Parcel Pin #:**12413020025
e). Parcel Address: 539 Kirkland Street, Scranton **Parcel Pin #:**12413020027
f). Parcel Address: 119 Rear North Garfield Avenue, Scranton **Parcel Pin #:**14513070034
g). Parcel Address: 727 Maple Street, Scranton **Parcel Pin #:**16708010061
h). Parcel Address: Sailors Street R2-185 Covington Township **Parcel Pin #:**22702080185
i). Parcel Address: Country Club Road L-1090, Thornhurst PA **Parcel Pin #:**24500030021

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

All Voted in Favor

Resolution No. 22-026- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

a). Parcel Address: 1208-1214 So. 6th Ave **Parcel Pin #:**15614020058
Purchaser: Norman A. Artabane, 1124 Acker Avenue, Scranton **Price:** $500.00
b). Parcel Address: 639 Rear Willow Street, Scranton **Parcel Pin #:**1562003002902
Purchaser: John Robinson, DBA Johnnies Food Service LLC., 618 Cherry Street, Scranton **Price:** $500.00
c). Parcel Address: 929 Pittston Ave., Scranton **Parcel Pin #:**1561906000101
Purchaser: John Robinson, DBA Robinson Realty & Constr. LLC., 618 Cherry Street, Scranton **Price:** $500.00
d). Parcel Address: 513-515 Kirkland Street, Scranton **Parcel Pin #:**12413020025
Purchaser: Candal Madore, 171 Charles Street, Scranton **Price:** $500.00
e). Parcel Address: 539 Kirkland Street, Scranton **Parcel Pin #:**12413020027
Purchaser: Candal Madore, 171 Charles Street, Scranton **Price:** $500.00
f). Parcel Address: Sailors Street R2-185 Covington Township **Parcel Pin #:**22702080185
Purchaser: Joseph Caiati, 8 Daytona Beach Place, Coram NY, 11727 **Price:** $500.00
g). Parcel Address: 1090 Country Club Road, Thornhurst PA **Parcel Pin #:** 24500030021
Purchaser: Krystal Sobers, 88 Country Club Drive, Thornhurst **Price:** $500.00

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

All Voted in Favor

Resolution No. 22-027- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Property Purchase Program.

a). Address: 509 Maple Street, Scranton **Parcel Pin #:**15619060001
Purchaser: John Robinson, DBA Robinson Realty & Constr. LLC., 618 Cherry Street, Scranton **Price:** $150.00
b). Address: 119 Rear North Garfield Avenue, Scranton **Parcel Pin #:** 14513070034
Purchaser: Cynthia Slevenski, 119 North Garfield Avenue, Scranton **Price:** $150.00
c). Parcel Address: 727 Maple Street, Scranton **Parcel Pin #:**16708010061
Purchaser: Wendy L. Patterson & Angel M. Acuna **Price:** $150.00

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

All Voted in Favor

Resolution No. 22-028- Approving Amendment #5 to a Legal Services Contract

Mrs. Sacco explained this Resolution amends the Legal Services Contract with Atty. Joseph Colbassani by extending the time of performance permitted for all services identified in the original contract to July 15th, 2023. This amendment also increases the monthly compensation to $1,500 per month, not to exceed $18,000.

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

All Voted in Favor

Resolution No. 22-029- Approving of Memorandum of Agreement with NeighborWorks NEPA for the City of Carbondale Beautiful Blocks Program

Mrs. Sacco explained this Resolution provides $14,000 from the Blight to Bright LSA Grant to help fund the City of Carbondale Beautiful Blocks Program administered by NeighborWorks NEPA. The goal of the program is to provide an incentive for groups of five (5) or more neighbors to work together to make exterior improvements to their homes, which will make neighborhoods more attractive places to live and increase property values.

A Motion was made by Mr. Patel and seconded by Mr. Chelik 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.

Mrs. Sacco stated the next scheduled regular is Wednesday, September 14, 2022, at 11:00AM.

ADJOURNMENT

Mrs. Sacco requested a motion to adjourn. Mr. Chelik made the motion. The motion was seconded by Mr. Patel.

All Voted in Favor

Marion Gatto, Secretary

Prepared by Ralph Pappas