LACKAWANNA COUNTY LAND BANK
REGULAR MEETING MINUTES
May 12, 2017

The regular meeting of the Lackawanna County Land Bank was held on May 12, 2017 in the Commissioners' Conference Room, 200 Adams Avenue. Sixth Floor, Scranton, Pennsylvania.

At 9:30 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, Department of Economic Development and Margaret Piccotti, Assistant to George Kelly.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no public comments on the agenda.

MINUTES

A motion was made by Mr. George Kelly and seconded by Ms. Marion Gatto to approve the minutes of the April 13, 2017 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 Mr. Terrance McDonnell to approve the voucher expenditures of April 13, 2017 through May 12, 2017, as presented.

All in Favor

DISCUSSION ITEMS

a) Scranton Advisory Committee Update

Linda Aebli stated the Advisory Committee reviewed the properties to be sold and the Board was to vote on them today. The side lots on 718 Brook Street, 530 N. Everett Ave., 111 N. Fillmore Ave, 1021 Acker Ave., 347 N. Garfield Ave., 517 Electric Street, 211 N. Cameron Ave., 1205-1207 Capouse Ave., and 305 Soldiers Court recommended be sold to the adjacent property owners. The property at 1939 Myrtle will be sold upon review by the Advisory Committee – they would like to determine whether or not an alley is included in the property. The Advisory Committee recommended the deed for the lots at 920-22 and 924 Madison Ave be transferred to the United Neighborhood Center Development Corporation. The City of Scranton granted Home Funds of $290,000 to UNC. UNC is developing affordable housing for seniors. Fairway Consumer Discount company submitted an application to donate 4 properties on Kirkland Avenue in North Scranton. The Advisory Committee recommended we do not accept these properties at this time. They do not think we should accept a donation unless there is a plan for the property. Commissioner O'Malley requested a timeline of when the last payment of taxes were made and when the next payment of taxes will made on these properties. Ralph and Ann Slack are setting up a meeting with John Foley, Mauri Kelly and Ron Koldjeski to determine when the back taxes were payed. Ralph also noted the price is to be determined on the Madison Avenue property to UNC but that all other side lots are conveyed for $100.00.

b) Demolition Lien Update

Linda Aebli announced that she received the determination from HUD on April 25, 2017. It was very positive. HUD indicated when the demolition occurred the national objective of the elimination of slim and blight was achieved. It is the City of Scranton/OECD's policy to place the liens on the property to protect the federal dollars. We control the lien. HUD does not require the repayment of these funds. In addition to the clearing of liens via the judicial sale, Linda will satisfy each one of the property liens when sold.

c) Land Bank Website

George Kelly informed the Board the website is almost complete and should be completed by the next meeting.

d) Property Disposition Update

Attorney Colbassani is preparing the first set of deeds that have been approved. He is developing a template to put on his system for the side lots. The deeds should be ready in 2-4 weeks. George Kelly then explained the process. The properties are posted on the website and signage is placed. The potential buyer fills out an application for side lot properties and property acquisitions. The application is presented to the Advisory Committee for direction and recommendation. It then goes to the Board for approval and voted on. Ralph also mentioned he mailed 6 sales agreements and received 3 back. We have applications for 23.

ACTION ITEMS

Motion by Henry Deecke Seconded by Linda Aebli

Resolution No. 17-010, Authorizing the Conveyance of Certain Land Bank Owned Property under the Land Bank Side Lot Program

All in favor

Motion by Henry Deecke Seconded by Terrance McDonnell

Resolution No. 17-011, Authorizing the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program.

All in favor

Motion by Henry Deecke Seconded by Steve Pitoniak

Resolution No. 17-012, Approving Professional Services Contract for Audit Services

All in favor

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

Michelle Martinez addressed the board regarding 1619 Price Street. The property is dilapidated. It is owned by Land Bank. Linda Aebli will contact licensing to resolve the situation. George Kelly stated the Land Bank would work with the city to address the issue.

Jessica Boyle, City Solicitor, addressed her concerns regarding people buying properties that are already scheduled for demolition. She would like policy or procedure in place to address the issue. She also suggested there be an open line of communication between the city and Land Bank.

ADJOURNMENT

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

Marion Gatto, Secretary

Prepared by Margaret Piccotti