

**LACKAWANNA COUNTY LAND BANK  
REGULAR MEETING MINUTES  
March 10, 2017**

The regular meeting of the Lackawanna County Land Bank was held on March 10, 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, Ron Koldjeski, Tax Claim Bureau Director, 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. Deecke and seconded by Mr. Pitoniak to approve the minutes of the February 10, 2017 regular meeting as prepared and presented.

All in Favor

**PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL**

A motion was made by Ms. Gatto and seconded by Ms. Aebli to approve the voucher expenditures of February 11, 2017 through March 10, 2017, as presented.

All in Favor

## **DISCUSSION ITEMS**

### **a) First Round of Property Acquisition Update**

Recording of the Deeds - Ralph Pappas mentioned 80 deeds are recorded at the present time, with 17 more being recorded today. With the exception on the \$36 state fee, all other fees were waived by the Recorder of Deeds office. Evie McNulty's help was outstanding and Ron Koldjeski's staff did an exceptional job and both are to be commended, in addition to Joe Joyce, Solicitor.

George Kelly discussed the acquisition of 97 properties of the 100 properties on the list, a few with issues, and two were sold. Ron Koldjeski discussed in detail the two properties sold. Commissioner O'Malley mentioned having another meeting so that the communities be informed about the Land Bank.

### **b) Next Round of Property Acquisitions**

A discussion took place regarding a list for the next round of acquisition. There was a recommendation for outreach to adjoining property owners. There were six demolition liens against 26 properties that are on the repository list to be acquired. Liens on the properties create more blight and Linda Aebli mentioned the possibility of having an answer from HUD at the end of the week.

### **c) Scranton Advisory Committee Update**

Linda Aebli: One committee member attended the Advisory Committee meeting because of the snow. 26 properties were introduced to the Committee with six properties demolished by the City of Scranton. She reiterated she would update the disposition of liens after a conversation with HUD.

### **Other Business:**

George Kelly mentioned the donation of any property or properties with back taxes being owed and other issues or liens and a discussion ensued and it was agreed that the Land Bank should not be used as a vehicle to extinguish private party back taxes.

Ron Koldjeski briefly discussed problem situations he has run across in the past and a general discussion took place about Pittston's Land Bank and the possibility of presenting Lackawanna County's Land Bank to the Association of Boroughs, Townships, etc. and to inform the school districts.

## **Liability Insurance for Land Bank Properties**

The liability insurance is in place and was added by the County to their general liability policy as an additional insured.

### **d) Land Bank Website**

George Kelly mentioned the expectation of a mock-up of the website in two weeks, as per the intern and as a follow up to a discussion of the website several meetings ago. The two domains owned and reserved are Land Bank LC and LC Land Bank.

## **ACTION ITEMS**

Motion by Linda Aebli

Seconded by Terrence McDonnell

Resolution No. 17-003, Amendment No. 1 of the Legal Services contact with Atty. Joseph Colbassani

All in favor

Motion by Marion Gatto

Seconded by Linda Aebli

Resolution No. 17-004, Authorizing the Conveyance of Certain Land Bank Owned Property under the Land Bank Side Lot Program.

All in favor

Motion by Terrence McDonnell

Seconded by Linda Aebli

Resolution No. 17-005, Authorizing the Leasing of Certain Land Bank Owned Property to Neighbor Works Northeastern PA

All in favor

Motion by Steve Pitoniak

Seconded by Terrence McDonnell

Resolution No. 17-006, Authorizing the Leasing of Certain Land Bank Owned Property to the Hill Neighborhood Association

All in favor

Motion by Henry Deeke

Seconded by Steve Pitoniak

Resolution No. 17-007, Authorizing the Conveyance of Certain Land Bank Owned Property to Claude Limgoes dba Lace Building Affiliates, LP

All in Favor

### **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

There were no public comments.

### **ADJOURNMENT**

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

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Marion Gatto, Secretary

Prepared by Margaret Piccotti