

**LACKAWANNA COUNTY LAND BANK**  
**REGULAR MEETING MINUTES**  
**September 8, 2017**

The regular meeting of the Lackawanna County Land Bank was held on September 8, 2017 in the Commissioners' Conference Room, 200 Adams Avenue. Sixth Floor, Scranton, Pennsylvania.

At 10:00 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 – Excused

Also present were Atty. Andrew Hailstone, Legal Counsel United Neighborhood Services Michael Hanley, Executive Director, United Neighborhood Services, Atty. Joseph Colbassani, Land Bank Legal Counsel, Ron Koldjeski, Deputy Director of Tax Claim and Margaret Piccotti, Assistant to George Kelly.

**PUBLIC COMMENT ON AGENDA ITEMS ONLY**

No members of the public were present.

**MINUTES**

A motion was made by Mr. Henry Deecke and seconded by Ms. Linda Aebli to approve the minutes of the August 11, 2017 regular meeting as prepared and presented.

All in Favor

## **PRESENTATION of VOUCHERS for EXAMINATION and APPROVAL**

A motion was made by Ms. Marion Gatto and seconded by Mr. Henry Deecke approve voucher expenditures of August 11, 2017 through September 8, 2017, as presented.

All in Favor

## **DISCUSSION ITEMS**

### **a) Bid Opening – 1512 Preston Place**

Two bids were presented for 1512 Preston Place. The first bid in the amount of \$500 was submitted by Kayla Sherman. The second bid in the amount of \$2050 was submitted by Carmen Alu. A motion by George Kelly and seconded by Henry Deecke was made and the bid for \$2050 from Carmen Alu was accepted. Carmen Alu will follow procedure and purchase 1512 Preston Place.

### **b) Land Bank Website**

We are currently using the County Land Bank website until some issues are resolved and we get an outside source to set up the website.

### **c.) Scranton Advisory Committee Update/Discussion:**

The Land Bank has received 1 application for a parcel at 1917 Prospect Ave. It was received by Mr. and Mrs. Perry Brunori on 7/21/17. Mr. and Mrs. Perry Brunori own and reside in the adjacent property located at 1913 Prospect Ave. The Advisory Committee recommends the application be approved.

The Land Bank has received 1 application for 943-945 Acker Ave. An application was received from Mr. and Mrs. David Caswell on 8/7/17. They own the adjacent property located at 939 Acker Ave. The Advisory Committee recommends that the application be approved.

A property purchase application for 803-805 Eynon Street was received from Mr. and Mrs. John Stelmak on 7/22/17. Mr. and Mrs. Stelmak own and reside on the adjacent property located at 729 Eynon Street. They also own the vacant lot on the other side of the Land Bank property. According to their application they would like to raze the structure and build a garage. This structure was occupied by the former owners when the property was conveyed from the Repository to the Land Bank. Since Mr. and Mrs. Stelmak plan on razing the structure at their own expense, their purchase offer for the property is \$100.00. The Advisory Committee

recommends that we sell the property to Mr. and Mrs. Stelmak. The Land Bank Board agreed.

**d.) Additional Properties to be acquired from the Repository**

The Advisory Committee recommends the Land Bank acquire 2 parcels, 347-349 East Locust Street and 1305-1307 Price Street from the Repository of unsold properties.

**ADDITIONAL INFORMATION**

The Deed for the property at 920-922, and 924 Madison Avenue was presented to the United Neighborhood Center. The purchase agreement was for \$3900 to which a check was drafted to the Land Bank. Pictures were taken with the Land Bank Board and United Neighborhood Center and their Attorney Andrew Hailstone.

**ACTION ITEMS**

**A. Property Disposition**

a.) Resolution NO. 17-021, Approving the Conveyance of Certain Land Bank Owned Properties under the Land Bank Side Lot Program

Motion by Terrence McDonnell

Seconded by Henry Deecke

**All in favor**

b.) Resolution NO. 17-022, Authorizing the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

Motion by Terrence McDonnell

Seconded by Henry Deecke

**All in favor**

**B.) Property Acquisition**

a.) Resolution NO. 17023 Approving the Acquisition of additional properties from the Lackawanna County's Tax Claim Repository List of Unsold Property

Motion by Henry Deecke

Seconded by Linda Aebli

**All in Favor**

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

No members of the public were present.

**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