

**LACKAWANNA COUNTY LAND BANK
RE-SCHEDULED MEETING MINUTES
July 19, 2019**

The re-scheduled meeting of the Lackawanna County Land Bank was held on Friday, July 19, 2019 in the Commissioners' Conference Room, 123 Wyoming Avenue, Fifth Floor, Lackawanna County Government Center, Scranton, Pennsylvania. This is the re-scheduled meeting of the canceled meeting of July 12, 2019.

At 10:00 AM Chairman Patrick O'Malley called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

Roll Call was taken by Commissioner Patrick O'Malley (Chairman) – Present
George Kelly-Excused
Wayne Beck – Present
Henry Deecke - Present
Marion Gatto – Excused
Terrence McDonnell – Excused
Steve Pitoniak – Present

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager and Barbara Arens, Administrative Assistant.

OPPORTUNITY FOR PUBLIC TO ADDRESS BOARD (AGENDA ITEMS ONLY)

There were no comments made at this time.

PRESENTATION OF MINUTES FOR APPROVAL

A Motion was made by Henry Deecke and seconded by Wayne Beck to approve the minutes of the June 14, 2019 meeting as prepared and presented.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

A Motion was made by Steve Pitoniak and seconded by Henry Deecke to approve voucher expenditures of June 15, 2019 through July 19, 2019, as presented.

All in Favor

DISCUSSION ITEMS

New Interest /Land Bank- Dunmore, Old Forge, Throop, Carbondale

Mr. Pappas reported that Dunmore is on board now and the Resolution approving the Intergovernmental Cooperation Agreement is on this Agenda for approval. Mr. Pappas also reported that Old Forge, Throop and Carbondale are still in the “talking stages” and will be coming aboard hopefully soon.

1445 Meylert Avenue Update

Mr. Pappas reported that the Phase II environmental assessments are now underway.

Ontario Street Property/Fell Township Update

Continuing with the Land Bank’s desire to have a salvage company go into the property prior to demolition, Mr. Pappas will speak to one of the Township Supervisors, Andy Gorel regarding getting pictures of the interior of the building. Mr. Gorel advised that the Township has commissioned KBA Associates, their engineers, to do the environmental assessment prior to the demolition.

601 Prospect Avenue, Scranton Update

The Veterans Resource Coalition of Lackawanna County has received a grant to clean it out and secure it until the Coalition gets additional funding for renovation. The VRC will be getting proposals in the very near future for the clean out of the property.

Blight Task Force Update

Todd Pousley, NeighborWorks, Neighborhood Revitalization Manager, addressed the board regarding the Blight Task Force. The action team is still focused on organizing a workshop, most likely in the fall, for code enforcement officials and other municipal officials. The meeting would most likely be an evening meeting with the focus on “walking” them through some of the practical day to day things they can do to address some of the issues they have with blight. The workshop would also discuss the abridged version of the property code which covers the important things such as ticketing ordinances, property maintenance, etc. This would make it easier for the municipalities to enforce. Steve Pitoniak note that FEMA is considering doing a flood plain mapping workshop with municipal officials. He suggested that maybe the two can be combined for a larger audience.

Legal Services Amendment

Attorney Colbassani spoke of how this work is very satisfying to him and would like to continue as counsel for the Land Bank. Commissioner O’Malley, after asking Attorney Colbassani to step out so the Board could discuss his contract, spoke of the tremendous job Attorney Colbassani has done and continues to do. He stated there have been 107 deeds processed to date. Attorney Colbassani works very well with the Board and with Mr. Pappas and feels should he be offered a three (3) year contract.

Bid Openings/if Necessary

There were no property purchase bids received prior to this meeting.

Advisory Committee Discussion

Attention was drawn to the colored photos attached to the Meeting Agenda. The first properties discussed by the Advisory Committee are at 224 and 230 Ferdinand Street in Scranton. Jim and Jennifer Lyons own the property in between and would like to purchase them. The Lyons have been maintaining the properties. Mr. & Mrs. Lyons are good business people and are an asset to their community. Next, there are two parcels in the 2700 block of Briggs Street in Scranton. Robert Tighe wishes to purchase these properties, which are off Newton Road. If allowed to purchase, Mr. Tighe’s intention is to eventually put a house on the properties. Finally, 1201 Capouse Avenue in Scranton is the former site of a nuisance bar, the Waldorf. Mark Stephens is desirous of purchasing this property and is well aware of the taxes associated with the property and would like to put a storefront on the ground floor with apartments above. The Advisory Committee is in favor of these properties being sold to the respective interested parties.

ACTION ITEMS

PROPERTY ACQUISITION – Scranton

Resolution No. 19-016 – Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property –

Parcel Address: 224 Ferdinand Street, Scranton	Pin #: 13412040030
Parcel Address: 230 Ferdinand Street, Scranton	Pin #: 13412040023
Parcel Address: 2700 Blk Briggs Street, Scranton	Pin #: 14402020005
Parcel Address: 2700 Blk Briggs Street, Scranton	Pin #: 14402020006
Parcel Address: 1201 Capouse Avenue, Scranton	Pin #: 14605010026

The Advisory Committee is in favor of approving the acquisition of these properties. A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve this Resolution.

All in Favor

PROPERTY DISPOSITIONS

Resolution No. 19-017 – Approving the Conveyance of Certain Land Bank Owned Property Under the Land Bank Side Lot Program

Property Located at 224 Ferdinand Street, Scranton	Pin #: 13412040030
Purchaser: James & Jennifer Lyons	Price: \$100.00
Property Located at 230 Ferdinand Street, Scranton	Pin #: 13412040023
Purchaser: James & Jennifer Lyons	Price: \$100.00

The Advisory Committee is in favor of conveying these two properties under the Land Bank Side Lot Program. A Motion was made by Henry Deecke and seconded by Wayne Beck to approve this Resolution.

All in Favor

Resolution No. 19-018 – Approving the Conveyance of Certain Land Bank Owned Property Under the Property Purchase Program

Parcel Address: 2700 Blk Briggs Street, Scranton
Parcel Address: 2700 Blk Briggs Street, Scranton
Purchaser: Robert Tighe

Pin #: 14402020005
Pin #: 14402020006
Price: \$500.00 (2 Parcels)

Parcel Address: 1201 Capouse Avenue, Scranton
Purchaser: Mark Stephens

Pin # 14605010026
Price: \$500.00

The Advisory Committee is in favor of conveying these properties under the Property Purchase Program. A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve this Resolution.

All in Favor

Resolution No. 19-019 – Approving Amendment #4 to a Legal Services Contract

This contract would be for a period of three (3) years and would expire in 2022. A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve this Resolution.

All in Favor

Congratulations were extended by the Board to Attorney Colbassani who was grateful for opportunity to continue as counsel for the Land Bank.

Resolution No. 19-020 – Approving the Intergovernmental Cooperation Agreement With Lackawanna County, Dunmore Borough and the Dunmore School District

Upon passage of this Resolution, Dunmore will be the fourth (4) municipality to join the Land Bank. A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve this Resolution.

All in Favor

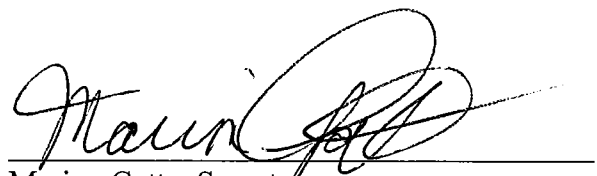
OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD:

None at this time

ADJOURNMENT – A Motion to adjourn was made by Henry Deecke seconded by Steve Pitoniak.

All in Favor

Next Scheduled Meeting: Friday, August 9, 2019



Marion Gatto, Secretary

Prepared by Barbara Arens