

**LACKAWANNA COUNTY LAND BANK
RE-SCHEDULED MEETING MINUTES
August 16, 2019**

The re-scheduled meeting of the Lackawanna County Land Bank was held on Friday, August 16, 2019 in the Boards and Authorities Conference Room, 123 Wyoming Avenue, Fifth Floor, Lackawanna County Government Center, Scranton, Pennsylvania. This is the re-scheduled meeting of the canceled meeting of August 9, 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 Ralph Pappas, staff
Patrick O'Malley– Present
Wayne Beck – Excused
Henry Deecke - Present
Marion Gatto – Excused
Terrence McDonnell – Present
Steve Pitoniak – Present
Al Chelik-Present

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager.

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 Terrence McDonald to approve the minutes of the July 19, 2019 meeting as prepared and presented.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

A Motion was made by Henry Deecke and seconded by Steve Pitoniak to approve voucher expenditures of July 19, 2019 through August 16, 2019, as presented.

All in Favor

DISCUSSION ITEMS

Welcome New Board Member

Chairman O'Malley introduced and welcomed Al Chelik, Mayor of Mayfield Borough, as the newest member of the Land Bank Board of Directors, He lauded Mr. Chelik's experience and how he helps and cares for all the people of Lackawanna County in so many ways. He will be a great asset to the Land Bank Board. Mr. Chelik stated that he was happy to be appointed and looks forward to assisting the Land Bank move forward during the next few years.

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

Mr. Pappas reported that Old Forge and Throop are still in limbo. They have received information about the Land Bank and how we can assist them to get some of their tax delinquent properties back on the tax rolls. However, we have received no response to date. There has been some dialogue with Carbondale City with Michele Bannon, Carbondale City Clerk, as the contact. Michele is also Chairman of the Board at NeighborWorks NEPA. Jesse Ergott, NeighborWorks NEPA, Michele and Mr. Pappas are working to get a meeting with some Carbondale officials in order to answer any questions. It seems that there may be some misconceptions about the Land Bank. Hopefully, a meeting will set the record straight about any of their misconceptions.

1445 Meylert Avenue Update

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

601 Prospect Avenue, Scranton Update

As stated at the last meeting, the Veterans Resource Coalition (VRC), of Lackawanna County has received a grant to clean out and secure the property until the Coalition gets additional funding for renovation. The VRC has now started the clean out process. VRC has also requested a six month extension for their Lease to Purchase Agreement. They need this additional time as they wait for approval of their 501 3C status and grant funding from the Federal Home Loan Bank for the rehabilitation of the structure. They have also been working with officials and students at Johnson College regarding architectural plans for the building.

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 stated he had asked Andy Gorel to take some photos of the interior staircases and chalkboards. However, Mr. Gorel has not been able to take the photos. He hopes to get in the building within the next few days. Mr. Gorel also informed Mr. Pappas that the environmental assessment of the building has been completed with no serious issues. At today's meeting, the Board will be requested to vote to on a Cooperation Agreement with Fell Township for the demolition of the old school house on Ontario Street. Fell Township will handle the bidding process.

Scranton Demolitions

Mr. Pappas reported that he, Atty. Colbassani and Brenda Sacco met with Scranton Mayor Wayne Evans and City Solicitor, Atty. Jessica Eskra regarding three Land Bank owned structures in the City. These three structures were part of the original 100 properties acquired by the Land Bank. To date, several parties have looked at the structures, including contractors. They believe the structures are beyond repair. As discussed at the previous Land Bank meeting, the Land Bank will contribute \$5,000 per structure toward the demolition of these buildings. The city will have the appropriate city representative inspect the properties

to determine if the demolition will be completed in house or placed out to bid. At today's meeting, the Board will be requested to vote to on a Cooperation Agreement with the City of Scranton regarding the demolition of the three structures.

Interest Free Loan Agreement

Mr. Pappas reminded the Board that the Land Bank received an interest free loan from the Department of Economic Development in April, 2016. The Board approved an amendment to the loan agreement in March, 2018 extending the loan agreement to April, 2019. The Land Bank has now requested an additional 18 month time extension to the loan agreement to October 15, 2020. Even though the land Bank has funds exceeding the amount of the loan, the funds from the loan are there to serve more or less as a line of credit. The Lackawanna County Department Economic and Community Development has agreed to this time extension. At today's meeting, a resolution will be presented to the Board regarding this time extension.

Blight Task Force Update

Jesse Ergott, NeighborWorks NEPA Executive Director, 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. Again, it was talked about piggy backing with the flood plain mapping workshop with all invited municipal officials. Steve Pitoniak stated he was waiting for dates from the task force committee before setting anything up. It was also stated that the 911 center would most likely be the appropriate venue for this workshop.

Bid Openings/if Necessary

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

Advisory Committee Discussion

Since there was only one property issue to be discussed, the advisory committee did not meet today. Mr. Pappas stated he received two property purchase applications from Mr. William Gvazdauskas. Mr. Gvazdauskas wants to purchase four separate lots across from his parent's property on Clearview Street. Mr. Gvazdauskas's intent is to build a home on two of the lots and use the other two as greenspace. These four properties were donated and accepted by the Land Bank earlier this year.

ACTION ITEMS

Resolution No. 19-021 – Approving the Conveyance of Certain Land Bank Owned Property Under the Property Purchase Program

A Motion was made by Henry Deecke and seconded by Terrence McDonnell to approve this Resolution.

All in Favor

Resolution No. 19-022 – Approving an Amendment to the Lease to Purchase Agreement with Veterans Resource Coalition

A Motion was made by Terrence McDonnell and seconded by Steve Pitoniak to approve this Resolution.

All in Favor

Resolution No. 19-023 – Approving a Cooperation Agreement with Fell Township pertaining to the Demolition of a Land Bank Owned Structure.

A Motion was made by Steve Pitoniak and seconded by Terrence McDonnell to approve this Resolution.

All in Favor

Resolution NO. 19-024- Approving a Cooperation Agreement with the City of Scranton pertaining to the Demolition of Land Bank Owned Structures.

A Motion was made by Terrence McDonnell and seconded by Al Chelik to approve this Resolution.

All in Favor

Resolution NO. 19-025- Approving Amendment #2 to the Interest Free Loan Agreement with the Lackawanna County Economic and Community Development Revolving Loan Account

A Motion was made by Terrence McDonnell and seconded by Henry Deecke to approve this Resolution.

All in Favor

At this time, Chairman Patrick O'Malley requested the Land Bank Board of Directors meet in executive session to discuss personnel issues. The meeting continued upon completion of the executive session.

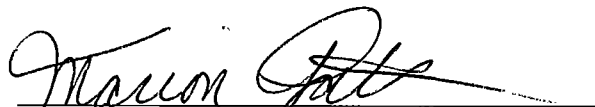
OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD:

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, September 13, 2019


Marion Gatto, Secretary

Prepared by Ralph Pappas