

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
November 12, 2020**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Thursday, November 12, 2020. The meeting was held via ZOOM and broadcast live on the Electric City Television (ECTV) YouTube channel. Members of the public were requested to submit any comments to Ralph Pappas at pappasr@lackawannacounty.org by 9:00AM the day of the meeting.

At 11:00 AM Chairman Debi Domenick called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

Roll Call was taken by Ralph Pappas, Staff
Commissioner Debi Domenick – Present
Commissioner Chris Chermak-Excused
Al Chelik - Present
Henry Deecke - Present
Marion Gatto – Present
Brenda Sacco – Present

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager, Jesse Ergott, Advisory Committee Representative

OPPORTUNITY FOR PUBLIC TO ADDRESS BOARD (AGENDA ITEMS ONLY)

Mr. Pappas reported he had not received any comments or questions prior to the meeting.

PRESENTATION OF MINUTES FOR APPROVAL

A Motion was made by Mrs. Gatto and seconded by Mr. Deecke to approve the minutes of the October 14, 2020 meeting.

On the question. Mr. Chelik pointed out a typographical error on page three of the minutes relative to the spelling of his last name. Mr. Pappas stated he would correct that error in the original copy of the minutes.

All Voted in Favor to approve the minutes of the October 14, 2020 meeting once the correction is made.

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

Mr. Pappas reviewed the vouchers with the Board.

A Motion was made by Mr. Deecke and seconded by Mr. Chelik to approve the voucher expenditures of October 10, 2020 through November 12, 2020, as presented.

All Voted in Favor

DISCUSSION ITEMS

Land Bank General Update

Mr. Pappas stated that in the City of Scranton, as of this date, the Land Bank has conveyed 126 properties to private interests. At the end of today's meeting, there will be an additional 8 properties in the pipeline to be conveyed to private interests. Three (3) properties have been conveyed to the City of Scranton to alleviate some outstanding issues. Once a formal request is received, three (3) additional properties will be conveyed to the City of Scranton. Four properties have been conveyed to local non-profit community development organization, those non-profits being United Neighborhood Services and the Scranton Lackawanna Human Development Agency. In the City of Carbondale, we have one property that was sold to a private interest. After today's meeting, we will have five (5) properties pending to be sold to private interests. One property was conveyed to the City of Carbondale to alleviate an outstanding issue.

Commissioner Domenick asked about the status of some additional municipalities joining the Land Bank. Mr. Pappas stated that Covington Township has the Land Bank on their December meeting agenda. Commissioner Domenick asked about getting some additional municipalities on board before the end of the year. Mr. Pappas stated he would follow up.

New Interest /Land Bank

Mr. Pappas again stated that Covington Township has the Land Bank of their Agenda for the next meeting. He also stated that he and Commissioner Domenick attended the last Archbald Borough Council Meeting. Archbald Borough Council did pass the Resolution to join the Land Bank. Mr. Turlip, Archbald Borough Manager, will be forwarding the executed resolution. Once received, Mr. Pappas stated he will prepare the Intergovernmental Cooperation Agreement for signature by all parties. Mr. Pappas also reported that Vandling Borough also passed a resolution to join the Land Bank. However, the Forest City School District has not. Mr. Pappas stated he had sent the Land Bank information to the Forest City School District. He has not heard back. Some of the Land Bank Board members stated they would try to contact any connections they may have at the School District. Commissioner Domenick again mentioned getting in touch with some of the other municipalities within the North Pocono School District including Clifton Township and Thornhurst Township. Mr. Pappas also stated that now that the last Tax Claim Judicial sale has been finalized, an updated repository list should be available soon. Once that becomes available, he will forward to Commissioner Domenick and anyone else who would like a copy.

Blight Task Force Update

Mr. Pappas requested Jesse Ergott from NeighborWorksNEPA give an update on the Blight Task Force. Mr. Ergott reported that the Task Force is working on scheduling a press release at the Luzerne Street properties that were cleaned up. Hopefully, that can be scheduled within the next month. Mr. Ergott also stated that NeighborWorks is looking into a vacant lot maintenance program. The Task Force is also looking into having some workshops and seminars early in 2021 to assist municipalities fight blight. There has been success with these workshops in the past. Hopefully, we can give Lackawanna County municipalities some additional tools to use to combat blight.

Bid Openings/if Necessary

Mr. Pappas reported that the Land Bank has not received any bids to be opened at this meeting.

Advisory Committee Discussion

Mr. Pappas and Mr. Ergott reviewed the properties to be acquired and conveyed. The Committee was in agreement with the acquisition of the properties from the Tax Claim Repository and the conveyance of the properties to the prospective purchasers.

Chairman Domenick then proceeded to the Resolutions to be acted upon at today's meeting,

ACTION ITEMS

Resolution No. 20-021- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

Parcel Address: McCabe Ave, Carbondale	Parcel Pin #: 0451501000901
Parcel Address: 36 1/3 Copeland Street, Carbondale	Parcel Pin #: 0451801000601
Parcel Address: 112 Rear Upper Powderly Street, Carbondale	Parcel Pin #: 0541608001001
Parcel Address: 534 Rear River Street, Scranton	Parcel Pin #: 15616040062

A Motion was made by Mr. Chelik and seconded by Mrs. Sacco to approve this Resolution.

All Voted in Favor

Resolution No. 20-022- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

Property Address: Corner Euclid Ave. & Dickens Str., Scranton	Pin #s: 1341504000175, 76, 77
Purchaser: William Cholish	Price: \$500.00

A Motion was made by Mrs. Sacco and seconded by Mrs. Gatto to approve this Resolution.

All Voted in Favor

Resolution No. 20-023- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Purchase Program

Property Address: McCabe Ave, Carbondale	Pin #: 0451501000901
Purchaser: Alexis Brito-Figuero	Price: \$100.00
Property Address: 36 1/3 Copeland Street, Carbondale	Pin #: 0451801000601
Purchaser: Paul Hudack	Price: \$100.00
Property Address: 112 Rear Upper Powderly Street, Carbondale	Pin #: 0541608001001
Purchaser: Joseph Miegoc	Price: \$100.00
Property Address: 534 Rear River Street, Scranton	Pin #: 15616040062
Purchaser: Carmen Oliveras	Price: \$100.00

A Motion was made by Mr. Deecke and seconded by Mr. Chelik to approve this Resolution.

All Voted in Favor

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

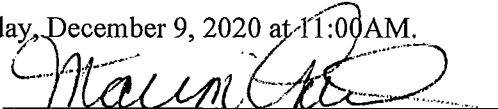
No emails were received prior to the meeting.

ADJOURNMENT

Chairman Domenick requested a motion to adjourn Mrs. Gatto made a motion, the motion was seconded by Mr. Deecke

All Voted in Favor

Chairman Domenick stated next scheduled meeting is Wednesday, December 9, 2020 at 11:00AM.



Marion Gatto, Secretary

Prepared by Ralph Pappas