

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
December 9, 2020**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, December 9, 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 Chairwoman 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-Present
Al Chelik - Present
Henry Deecke – Excused Absence
Marion Gatto – Present
Brenda Sacco – Present
Mary Jo Sheridan-Excused Absence

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 Commissioner Chermak and seconded by Mr. Chelik to approve the minutes of the November 13, 2020 meeting.

All Voted in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

Mr. Pappas reviewed the vouchers with the Board.

A Motion was made by Mrs. Sacco and seconded by Commissioner Chermak to approve the voucher expenditures of November 13, 2020 through December 9, 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 acquired 205 properties and has conveyed 135 properties. At the end of today's meeting, there will be an additional twelve (12) properties in the process to be conveyed to private interests. There are currently 65 properties in the City of Scranton inventory. In the City of Carbondale, the Land Bank has acquired five properties. One property that was sold to a private interest. After today's meeting, we will have an additional five (5) properties pending to be sold to private interests. One property was conveyed to the City of Carbondale to alleviate an outstanding issue.

Mr. Pappas reported that he and Mrs. Sacco participated in Statewide Land Bank Network ZOOM meeting. He pointed out that out the twenty-six Land Bank in the state, the Lackawanna County Land Bank was one of three Land Banks requested to speak about their success. Mrs. Sacco also elaborated further regarding the initiating of this Land Bank Network. Moving forward it will a great tool to collaborate with other Land Banks to exchange ideas and discuss issues. Mr. Pappas informed the Board that he would forward the power point presentation that was discussed at the networking meeting.

New Interest /Land Bank

Mr. Pappas updated the Board as to the current School Districts and Municipalities that are members of the Land Bank. The School Districts are as follows: Scranton, Dunmore, Carbondale, Lakeland, Valley View, Mid Valley, and North Pocono. The Municipalities are as follows: Scranton, Dunmore, Carbondale, Fell Township, Mayfield, Blakely, Archbald, Throop and Covington Township. Old Forge passed a resolution to join. However, we are still waiting on the Old Forge School District. Chairwoman Domenick stated that she, Mrs. Sacco and Mr. Pappas will be attending Township meetings in Clifton and Thornhurst on Thursday, December 10th to discuss the benefits of joining the Land Bank

Blight Task Force Update

Mr. Pappas requested Jesse Ergott from NeighborWorksNEPA give an update on the Blight Task Force. Mr. Ergott reported on the press conference that was held on Luzerne Street to highlight the cleanup of the Land Bank owned properties. He thanked all that were able to attend and participate. He stated that it was recognition of the good work the Land Bank is accomplishing in the City of Scranton. Mr. Ergott also stated that the task force is working on a plan for the coming year. He hopes to have more information at the January meeting.

Schedule of 2021 Land Bank Meetings

After a brief discussion, Chairwoman Domenick requested a motion to keep the schedule of meetings for the 2nd Wednesday of each month at 11:00AM

A motion was made by Mrs. Gatto and seconded by Mr. Chelik **All Voted in Favor.**

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 agreed with the acquisition and conveyance of the property at the Rear 600 Block Wales Street, Scranton. However, it appears there is an issue with the property a 433-435 Taylor Avenue, Scranton. The advisory committee recommended that Land Bank Board not on act the acquisition and conveyance of 433-435 Taylor Avenue, Scranton pending further review.

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

ACTION ITEMS

Resolution No. 20-024- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

- a). **Parcel Address:** Rear 600 Block Wales Street, Scranton **Parcel Pin #:** 12316020013
- b). **Parcel Address:** 433-435 Taylor Avenue, Scranton **Parcel Pin #:** 15709010016

As per the Advisory Committee recommendation, Chairwoman Domenick requested a motion to approve Resolution No 20-24 with the understanding that 1b). regarding the acquisition of 433-433 will be removed from said Resolution

A Motion was made by Mr. Chelik and seconded by Mrs. Sacco to approve the acquisition of Rear 600 Block Wales Street. Scranton

All Voted in Favor

Resolution No. 20-025- Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

- Property Address:** Rear 600 Block Wales Street, Scranton **Pin #:** 12316020013
- Purchaser:** David Jones **Price:** \$500.00

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

All Voted in Favor

Resolution No. 20-026- Approving the Conveyance of Certain Land Bank Owned Property under the Side Lot Purchase Program

This Resolution was not acted upon. Therefore, declared null and void.

OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD

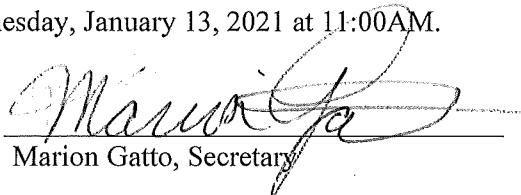
No emails were received prior to the meeting.

ADJOURNMENT

Chairwoman Domenick requested a motion to adjourn Mrs. Gatto made a motion, the motion was seconded by Commissioner Chermak

All Voted in Favor

Chairwoman Domenick stated next scheduled meeting is Wednesday, January 13, 2021 at 11:00AM.


Marion Gatto, Secretary

Prepared by Ralph Pappas