

**LACKAWANNA COUNTY LAND BANK  
SCHEDULED MEETING MINUTES  
October 13, 2021**

The regularly scheduled meeting of the Lackawanna County Land Bank was held virtually on Wednesday, October 13, 2021. The meeting was held via ZOOM and broadcast live on the Electric City Television (ECTV) YouTube channel and can be accessed at [October 13th 2021 Lackawanna County Land Bank Meeting - YouTube](#) Members of the public were requested to submit any comments to Ralph Pappas at [pappasr@lackawannacounty.org](mailto:pappasr@lackawannacounty.org) by 9:00AM the day of the meeting.

At 11:00 AM, Chairwoman Debi Domenick called the meeting to order.

**ROLL CALL**

Roll Call was taken by Ralph Pappas, Staff  
Commissioner Debi Domenick – Present  
Commissioner Chris Chermak-Present  
Al Chelik - Present  
Marion Gatto – Present  
Brenda Sacco – Present  
Mary Jo Sheridan- Excused  
Patrick Tobin- Present

Also, present were Atty. Joseph Colbassani, Land Bank Legal Counsel, Ralph Pappas, Business Relations Manager, Todd Pousley, NeighborWorks NEPA, Community Revitalization Manager.

**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 Mr. Chelik and seconded by Mrs. Sacco to approve the minutes of the September 8th, 2021, 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. Gatto and seconded by Mr. Tobin to approve the voucher expenditures of September 8, 2021, through October 13, 2021, as presented.

**All Voted in Favor**

**DISCUSSION ITEMS**

**Land Bank General Update**

Mr. Pappas reported that the Land Bank has conveyed one hundred seventy-one (171) properties to date. In the City of Scranton, the Land Bank has conveyed one hundred forty-nine (149) properties. One hundred forty-one (141) to private interests, three (3) to the City of Scranton, five (5) to non-profits. He also reported that the Land Bank recently closed with the Ronald McDonald house for the structure on Wheeler Avenue in Scranton. They will begin demolition of that structure soon. There are currently sixty-five (65) properties in the City of Scranton property inventory. In the City of Carbondale, the Land Bank has conveyed twelve (12) properties. After today's meeting, there will be 2 additional properties pending to be sold to private interests. Seven (7) properties have

been sold in Covington Township with eight (8) properties pending sale and seven (7) properties to be acted upon at this meeting. One (1) property has been sold in Vandling Borough. One (1) property sold to Throop Borough.

**New Interest /Land Bank**

Commissioner Domenick stated she sent follow up emails to the municipalities and school districts that have not joined the Land Bank as of this date. She is hoping these follow-up emails will generate some new interests in the Land Bank. She hopes to have her assistant, Shannon Taylor, and Jim Rodway, Community Relations Director, follow up on these emails with some phone calls to schedule some dates and times to attend their meetings.

**Blight Task Force Update**

Todd Pousley, NeighborWorks Community Revitalization Manager, stated that he is still working with Mr. Pappas to schedule a date with the Board to discuss the results of a data and mapping study in the City of Scranton that could assist the Land Bank in being proactive in acquiring properties for neighborhood improvement purposes. He also stated that he has been working with the City of Scranton Blight Task Force. The City Task Force has been meeting with neighborhood groups on how to deal with code enforcement issues. Mr. Pousley also informed the Board that NeighborWorks NEPA and United Neighborhood Services have scheduled a workshop for neighborhood leaders in Scranton. The workshop will be held on November 18<sup>th</sup> from 5:00PM to 8:00PM at the University of Scranton DeNaples Center. A number of issues will be discussed at the workshop, but the primary issue will be addressing blight in the City. He invited the Land Bank Board of Directors to participate in this workshop. Commissioner Domenick also asked Mr. Ergott about the County participating in another round of funding for the NeighborWorks’s Beautiful Blocks program. Mr. Ergott stated he would follow up with Mrs. Sacco to discuss the program details.

**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 stated the Advisory Committee reviewed the properties to be acquired and conveyed. After review, the Advisory Committee agreed with all acquisitions and conveyances to the prospective purchasers

Chairwoman Domenick then proceeded to the Resolutions to be acted upon at today’s meeting.

**ACTION ITEMS**

**New Business**

**Resolution No. 21-032** Rescinding the Conveyance of Certain Land Bank Owned Property to Previously Approved Applicants

<b><u>ADDRESS</u></b>	<b><u>PIN #</u></b>	<b><u>PROSPECTIVE PURCHASER</u></b>
Boaters Byway R2-41, Covington Township	22702080041	Sylvio Dentin
Adventure Avenue A1-47, Covington Township	22702060047	Enzo Dentin

Mr. Pappas and Atty. Colbassani explained the various issues with these two properties and the reason why the sale of the properties to the prospective purchasers cannot be finalized. After some further discussion, the Board proceeded to act on this Resolution.

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

**All Voted in Favor**

**Resolution No. 21-033-** Approving the Acquisition of Additional Property from the Tax Claim Office  
Repository List of Unsold Property

- |  |                                    |
|--|------------------------------------|
| a). <b>Parcel Address:</b> Durkin Avenue Scranton                          | <b>Parcel Pin #:</b> 12320050031   |
| b). <b>Parcel Address:</b> 624 Pittston Avenue Scranton                    | <b>Parcel Pin #:</b> 15616030016   |
| c). <b>Parcel Address:</b> Heart Lake Rd. L2, Scott Township               | <b>Parcel Pin #:</b> 630101000605  |
| d). <b>Parcel Address:</b> Mannion Avenue, Carbondale                      | <b>Parcel Pin #:</b> 0541203002201 |
| e). <b>Parcel Address:</b> Birch Terrace WD2-146, Covington Township       | <b>Parcel Pin #:</b> 22701020146   |
| f). <b>Parcel Address:</b> Buckaroo Byway E1-36, Covington Township        | <b>Parcel Pin #:</b> 22801040036   |
| g). <b>Parcel Address:</b> Jamboree Drive J3-192, Covington Township       | <b>Parcel Pin #:</b> 22003040062   |
| h). <b>Parcel Address:</b> Thoroughbred Terrace E4-258, Covington Township | <b>Parcel Pin #:</b> 22801060030   |
| i). <b>Parcel Address:</b> Laurel Lane WD4-456, Covington Township         | <b>Parcel Pin #:</b> 22701020456   |
| j). <b>Parcel Address:</b> Oak Place WD1-135, Covington Township           | <b>Parcel Pin #:</b> 22701020135   |

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

**All Voted in Favor**

**Resolution No. 21-034** Resolution Authorizing the Conveyance of Certain Land Bank Property Under the Land Bank Side Lot Program.

- |   |                                    |
|---|------------------------------------|
| a). <b>Address:</b> Durkin Avenue, Scranton           | <b>Parcel Pin #:</b> 12320050031   |
| <b>Purchaser:</b> Joseph Luby and Jeannine Luby       | <b>Price:</b> \$150.00             |
| b). <b>Address:</b> Heart Lake Rd. L2, Scott Township | <b>Parcel Pin #:</b> 630101000605  |
| <b>Purchaser:</b> Edward Kubilus                      | <b>Price:</b> \$150.00             |
| c). <b>Address:</b> Mannion Avenue, Carbondale        | <b>Parcel Pin #:</b> 0541203002201 |
| <b>Purchaser:</b> Patricia Seaman Dombroski           | <b>Price:</b> \$150.00             |

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

**All Voted in Favor**

**Resolution No. 21-035-** Approving the Conveyance of Certain Land Bank Owned Property under the Property Purchase Program

- |   |                                  |
|---|----------------------------------|
| a). <b>Address:</b> 624 Pittston Avenue, Scranton                           | <b>Parcel Pin #:</b> 15616030016 |
| <b>Purchaser:</b> Albert Ceccoli, & James Judge                             | <b>Price:</b> \$500.00           |
| b). <b>Parcel Address:</b> Birch Terrace WD2-146, Covington Township        | <b>Parcel Pin #:</b> 22701020146 |
| <b>Purchaser:</b> Edgard Dinten   | <b>Price:</b> \$500.00           |
| c). <b>Parcel Address:</b> Buckaroo Byway E1-36, Covington Township         | <b>Parcel Pin #:</b> 22801040036 |
| <b>Purchaser:</b> Elia Dinten   | <b>Price:</b> \$500.00           |
| d). <b>Parcel Address:</b> Jamboree Drive J3-192, Covington Township        | <b>Parcel Pin #:</b> 22003040062 |
| <b>Purchaser:</b> Elia Dinten   | <b>Price:</b> \$500.00           |
| e). <b>Parcel Address:</b> Thoroughbred Terrace, E4-258, Covington Township | <b>Parcel Pin #:</b> 22801060030 |
| <b>Purchaser:</b> Bruce Arcuri  | <b>Price:</b> \$500.00           |
| f). <b>Parcel Address:</b> Laurel Lane WD4-456, Covington Township          | <b>Parcel Pin #:</b> 22701020456 |
| <b>Purchaser:</b> Igor and Olga Gorlick                                     | <b>Price:</b> \$500.00           |
| g). <b>Parcel Address:</b> Adventure Avenue A1-47, Covington Township       | <b>Parcel Pin #:</b> 22702060047 |
| <b>Purchaser:</b> Sylvio Dinten   | <b>Price:</b> \$500.00           |
| h). <b>Parcel Address:</b> Oak Place WD1-135, Covington Township            | <b>Parcel Pin #:</b> 22701020135 |
| <b>Purchaser:</b> Alla Palka and Gennadiy Sobol                             | <b>Price:</b> \$500.00           |

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

**All Voted in Favor**

**OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD**

No emails were received from the public prior to the meeting.

Chairwoman Domenick stated the next scheduled meeting is Wednesday, November 10, 2021, at 11:00AM.

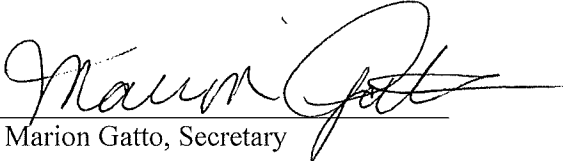
Prior to adjournment, Commissioner Domenick spoke again about attending the meetings of municipalities and school districts to explain the benefits of joining the Land Bank. She invited any members of the Board to also attend once they are scheduled.

Mr. Pappas suggested setting up a work session prior to the next Board Meeting. The Board agreed to schedule the work session for Wednesday, November 3rd at 2:00PM

**ADJOURNMENT**

Commissioner Domenick requested a motion to adjourn. Mr. Tobin made a motion. The motion was seconded by Mr. Chelik.

**All Voted in Favor**

  
Marion Gatto, Secretary

Prepared by Ralph Pappas