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SCRANTON CITY COUNCIL MEETING

HELD:

Thursday, July 25, 2013

LOCATION:

Council Chambers
Scranton City Hall
340 North Washington Avenue
Scranton, Pennsylvania

CATHENE S. NARDOZZI, RPR - OFFICIAL COURT REPORTER

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CITY OF SCRANTON COUNCIL:

- JANET EVANS, PRESIDENT
- FRANK JOYCE, VICE-PRESIDENT
- ROBERT MCGOFF
- PAT ROGAN
- JOHN LOSCOMBE
- NANCY KRAKE, CITY CLERK
- JAMIE MARCIANO, ASSISTANT CITY CLERK
- BOYD HUGHES, SOLICITOR

1 (Pledge of Allegiance recited and moment of reflection
2 observed.)

3 MS. EVANS: Roll call, please.

4 MS. MARCIANO: Mr. McGoff.

5 MR. MCGOFF: Here.

6 MS. MARCIANO: Mr. Rogan. Mr.

7 Loscombe.

8 MR. LOSCOMBE: Here.

9 MS. MARCIANO: Mr. Joyce.

10 MR. JOYCE: Here.

11 MS. MARCIANO: Mrs. Evans.

12 MS. EVANS: Here. Dispense with the
13 reading of the minutes, please.

14 MS. KRAKE: THIRD ORDER. 3-A.

15 MINUTES OF THE COMPOSITE PENSION BOARD
16 MEETING HELD JUNE 26, 2013.

17 MS. EVANS: Are there any comments?

18 If not, received and filed.

19 MS. KRAKE: 3-B. CONTROLLER'S REPORT
20 FOR THE MONTH ENDING JUNE 30, 2013.

21 MS. EVANS: Are there any comments?

22 If not, received and filed.

23 MS. KRAKE: 3-C. ADDENDUM FOR THE
24 CITY PLANNING COMMISSION MEETING HELD JULY
25 24, 2013.

1 MS. EVANS: Are there any comments?
2 If not, received and filed.

3 Do we have any Clerk's notes
4 tonight, Mrs. Krake?

5 MS. KRAKE: No, Mrs. Evans.

6 MS. EVANS: Thank you. Do any
7 council members have announcements at this
8 time? Scranton City Council will be in
9 recess for the month of August and will
10 resume regularly scheduled meetings on
11 Thursday, September 5, 2013. That's it.

12 MS. KRAKE: FOURTH ORDER. CITIZENS'
13 PARTICIPATION.

14 (Mr. Rogan takes the dais and joins
15 the meeting.)

16 MS. EVANS: Our first speaker
17 tonight is Gerard Hetman.

18 MR. HETMAN: Good evening, council.

19 COUNCIL MEMBERS: Good evening.

20 MR. HETMAN: Gerard Hetman from
21 Lackawanna County's Community Relations
22 Department. To begin this evening, I would
23 like to discuss some details of two new
24 economic and community development
25 initiatives that have recently been rolled

1 out by the Lackawanna County commissioners.
2 I do have some handouts on these items. May
3 I please approach?

4 MS. EVANS: Absolutely.

5 (Mr. Hetman approaches the dais.)

6 MR. HETMAN: To give you a snapshot
7 of the two programs, the first one on top of
8 the packet is known as the Lackawanna County
9 Community Reinvest Program. To put it
10 simple, the reinvest program is a grant
11 program designed to invest the funds in what
12 we term as quality of life projects,
13 neighborhoods throughout Lackawanna County.
14 Examples of the such projects could include
15 parks and recreation developments,
16 development of nature trails, walking
17 trails, hiking trails, building a community
18 monument in your neighborhood or any other
19 project done by a municipality, a municipal
20 authority, the school districts or any
21 nonprofit community group within Lackawanna
22 County.

23 Again, this is an effort by the
24 Lackawanna County commissioners to invest in
25 our neighborhoods and to improve the quality

1 of the life for all of us, and I know from
2 living in the city and from interacting with
3 these groups in the course of my job that
4 there are many community groups,
5 neighborhood watches and lots of citizens
6 who are interested in improving the quality
7 of life in their neighborhoods in the City
8 of Scranton, so we ask you to share this
9 information with them if any them or seeking
10 to complete a specific project or have, you
11 know, a bright idea that may improve the
12 neighborhoods where they live.

13 The second item deals with private
14 sector business development and creation
15 it's known as the Lackawanna County Land
16 Development and Construction Fee Waiver
17 Program. This is a program that's designed
18 for those businesses that are standing or
19 located in Lackawanna County to help them
20 out with some of the fees that are
21 associated with permits and zoning and the
22 fees levied by the municipalities.

23 Applicants that are successful in
24 applying to the program would be eligible to
25 have the county portion of those fees waived

1 and have the Lackawanna County Economic
2 Development Department reimburse some or all
3 of the fees levied by the municipality that
4 the business is seeking to build and/or
5 located to so the program that will assist
6 the business making sure our local
7 municipalities still receive the fees that
8 they need to see the projects go through.

9 So if you know of any businesses
10 that may approach you seeking to expand
11 their operations in Scranton or relocate to
12 the city, please share this with them. We
13 see this combined with the SPA fee loan
14 waiver program that I introduced earlier
15 this year at a previous meeting as a pretty
16 powerful package that will show businesses
17 that Lackawanna County, and by extension the
18 City of Scranton, are open for business and
19 welcome private sector development, job
20 creation in our city and throughout the
21 county.

22 And then finally, just to go over a
23 few community events coming up, all of which
24 take place in the City of Scranton, this
25 Saturday, July 27, from noon to 8 p.m. we

1 will see the Arts on the Square event take
2 place right on the courthouse square in
3 downtown Scranton. Arts on the Square is a
4 community artisan marketplace and performing
5 arts festival. We will see over 40 vendors,
6 various arts and crafts, artwork displayed
7 there, items for sale. There also will be a
8 full roster of performing artists, comedians
9 and musicians, theatrical performers. Many
10 of the downtown businesses are offering
11 discounts on food, beverages, sales for the
12 day, and also I believe it's a \$5 flat
13 parking fee at any of the Central Parking
14 administered garages, so it's a great event
15 to really invigorate some life into downtown
16 Scranton and it's a really good time.

17 Secondly, the annual Lackawanna
18 County 3 on 3 basketball tournament returns
19 again to the streets of downtown Scranton.
20 Lots of folks after the stadium renovations
21 were completed wondered would this return to
22 PNC and the reason is we got so much good
23 feedback on having it downtown last year the
24 originators decided to keep it that way.

25 Registration is filling up so anyone

1 interested in entering the team is
2 encouraged to visit LackawannaCounty.org on
3 the internet and you can download an
4 application form or registration information
5 right at the county home page.

6 And last, but not least, the County
7 Arts and Cultural Department has our last
8 Art in the Park event this coming Tuesday,
9 July 30, at McDade Park in Scranton, right
10 under the first pavilion that you pull in
11 from 10 a.m. to 12 p.m. at noon. There will
12 be free arts and crafts activities for
13 children and accompanying adults. We will
14 also have some refreshments there as well.

15 So there is a good lineup of events
16 coming up this summer in the next few weeks
17 and please let your neighbors and friends
18 know and we hope that this contributes to
19 the good quality of life in the city during
20 the summer months. That's all we have for
21 this evening and thank you, ladies and
22 gentlemen.

23 MS. EVANS: Mr. Hetman?

24 MR. HETMAN: Yes.

25 MS. EVANS: Is there a deadline for

1 applications for the reinvest --

2 MR. HETMAN: It says, according to
3 the manual, it is a rolling application
4 deadline, so there is no firm cut off as to
5 when applications will need to be in by.

6 MS. EVANS: Have you received any
7 applications to date?

8 MR. HETMAN: Well, the program is
9 administered by the Lackawanna County
10 Economic Development Department, so they
11 would be the ones to deal with the actual
12 applications, but I can say that we have
13 received a great deal of interest from
14 different municipalities and community
15 groups in Scranton, some of them in other
16 places in Lackawanna County, so the interest
17 is very much there, but I can't speak for
18 what has come in yet because we don't
19 administer the program in our department.

20 MS. EVANS: Thank you.

21 MR. LOSCOMBE: I just have a quick
22 question, I don't know if you can answer it,
23 I didn't have a chance to look at it, it was
24 just presented to us, about just opening it,
25 "Applicants are eligible for county grants,

1 for recreation and other community projects.
2 The county monies may be used as a local
3 match for state or federal grant
4 applications. Applicants who secure
5 additional funding or who use the county
6 money to leverage additional funding will be
7 given a higher level of the priority."

8 Is there a maximum amount for this
9 program?

10 MR. HETMAN: The funds allocated, I
11 believe, in terms of the overall line items
12 is \$500,000. Of course -- -

13 MR. LOSCOMBE: Okay, I didn't --

14 MR. HETMAN: -- we don't think the
15 whole thing will be granted to one
16 applicant, but, you know, I would say that
17 it will be determined as applicants come in.
18 I don't think there is limit on how much you
19 can apply for, but I'll actually give you
20 the information or contact you, it's right
21 in the application and I can follow-up with
22 you or any other council members that may
23 have additional questions I can put them in
24 touch with the Economic Development
25 Department and they can help you fine tune

1 any questions that you may have.

2 MR. LOSCOMBE: Sure. Thank you.

3 MR. HETMAN: Thank you, ladies and
4 gentlemen.

5 MS. EVANS: Andy Sbaraglia.

6 MR. SBARAGLIA: Andy Sbaraglia,
7 citizen of Scranton. Fellow Scrantonians.

8 MR. LOSCOMBE: Good evening.

9 MR. SBARAGLIA: A few words on the
10 old "YW". Tell me what did the Historical
11 Society say about this project? I'm sure
12 you went there being it's a historic
13 building. Surely you must have went to the
14 society and asked for their input on the
15 project?

16 MR. LOSCOMBE: Us went?

17 MR. SBARAGLIA: Well, I assume you
18 are voting on it.

19 MR. LOSCOMBE: We had a caucus here
20 with the board.

21 MR. SBARAGLIA: With the Historical
22 Society?

23 MR. LOSCOMBE: Oh, the HARB board.

24 MR. SBARAGLIA: No, the HARB board
25 is different than the historical.

1 MR. LOSCOMBE: Oh, I didn't --

2 MR. SBARAGLIA: One considers the
3 history of the city, the other considers the
4 architectural of the city so I assume if you
5 are going to tear down a historical building
6 you would go to the Historical Society and
7 ask for their input. I mean, if you didn't
8 do an input study on that you are in the
9 blind again.

10 Maybe -- I understand the
11 construction of it, I can understand them
12 saying it's almost impossible to try and
13 build over that building, but I don't know
14 at what point you decide to have that
15 building removed what things you would want
16 to keep for the history of that building if
17 it could be, but even if you get the study
18 from the Historical Society you are in the
19 blind.

20 I won't even -- you might as well
21 vote with bias, you would have to have a
22 bias to vote for that without the Historical
23 Societies' input. Thank you.

24 MS. EVANS: Thank you. Bob Bolus.

25 MR. BOLUS: Good evening, Council.

1 Bob Bolus, Scranton.

2 MS. EVANS: Good evening.

3 MR. BOLUS: I hate to be here again
4 after being here last week and see what's
5 been going on. It is the disturbing to see
6 how people look at things and how they
7 believe who puts them in office. Now,
8 everybody is complaining, geez, we have the
9 unions here, we are having jobs. Well, we
10 are definitely creating a job, it's a
11 part-time job. When the brick and mortar is
12 up there is no more job. Where do they go,
13 on unemployment and hope somebody else comes
14 around? These are temporary. We are not
15 building a factory, we are not doing
16 anything else. The people that the "U"
17 employ the to teach inside of building right
18 where it is.

19 The problem is we are influenced by
20 those that we believe are in power when
21 actually they are not because the voice of
22 the people is a lot louder. It's just too
23 bad they don't know how to speak up in this
24 town and let the bullies keep slamming them
25 around. I'm not against the "U" as a

1 business, it's a great business. They pay a
2 lot of money to their people, they build
3 nice buildings, they all live out of the
4 area for the most part, but what do they
5 give us? Zero. That's what it is. Zero.
6 Just a nice big round zero.

7 Take a business course at the
8 University, I'm sure everybody here has
9 taken it or some that went to the "U" took
10 it. What's the "U" teach you to do in a
11 business course? It teaches you how to make
12 money. That's the bottom line, how to make
13 money. It teaches you how to not climb over
14 the dollars to get to get at the pennies.
15 To the contrary, the "U" teaches to climb
16 over the pennies to get to the dollars. The
17 almighty dollar. That's what makes them
18 move, that allows them to spend millions and
19 millions of dollars because they get it for
20 free and they don't give a darn thing back.
21 They fill their coffers, they pay their
22 educators. It's the students coming here
23 that pay.

24 You go to the gas pump they raise
25 the fees, they raise the price, you are

1 going to fill your car up with gas, whether
2 it's ten cents a day or a dollar. And when
3 I sit here and I keep seeing how people sit
4 here and say we must have this almighty "U",
5 go look at Mulberry Street, they are parking
6 on Mulberry, cars are right where there
7 should be no cars, but it's the University
8 of Scranton, they could do what they want to
9 do because they are bullies and they know
10 they have the power. They control.

11 You can look at Mr. McGoff there,
12 and I asked that he recuse himself last week
13 and I will reiterate that again this week,
14 he was a paid puppet, he worked there.

15 MR. MCGOFF: Excuse me?

16 MR. BOLUS: He worked there.
17 Whether he likes it or not he worked there.

18 MR. MCGOFF: Excuse me?

19 MR. BOLUS: I'm not excusing you,
20 Mr. McGoff --

21 MR. MCGOFF: No, I --

22 MR. BOLUS: I'm speaking and you
23 will get your turn.

24 MR. MCGOFF: No, you're not going to
25 call me names --

1 MR. BOLUS: No, you are a paid
2 puppet, you went to the University, you were
3 on their payroll and you speak on their
4 behalf.

5 MR. MCGOFF: That's unnecessary,
6 Mr. Bolus.

7 MR. BOLUS: You're a councilman, Mr.
8 McGoff, and you represent all of the people.
9 Keep that in mind, please.

10 MS. EVANS: Let's go back to the
11 topic, Mr. Bolus.

12 MR. BOLUS: We're sick and tired of
13 it.

14 MS. EVANS: Let's go back to the
15 topic, Mr. Bolus.

16 MR. BOLUS: No, I am, Mrs. Evans,
17 but I'm going to sit here and think we are
18 going to be belittled by people we put up
19 here who not only spent the golf course
20 money and made the kids swelter in the heat
21 this year and the senior citizens because of
22 the misconception they don't know what they
23 are doing with money. You should have took
24 the business course and maybe we would have
25 to money today and the interest to let the

1 kids swim.

2 And I hope one day, Mr. McGoff, you
3 understand what goes around comes around.
4 That it's not about you, it's not about
5 cronyism, it's about the people in this
6 city. Where are the paid puppets from the
7 University tonight? They are not here
8 tonight, you know why, because they got you
9 in their pocket, they got their control and
10 you are going to do their bidding on behalf
11 of them.

12 And I hope tonight that some of the
13 people here actually stand up for the people
14 and take that smirk off your face and let
15 you know that you shouldn't be voting for
16 the "U", you should be voting for the
17 people. Put a boundary, make it a
18 commercial area up there and let them pay a
19 tax. You pay taxes, you live in the city.
20 Isn't this nice to see somebody get a free
21 ride at everybody's expenses?

22 A city that disgraced itself
23 nationally because you paid people minimum
24 wage. You should be so darn proud of
25 yourself that that happened. You should

1 stand up and take a bow that what you did
2 and past councils and past councils before
3 you that put this city exactly where it is.
4 You should have took the business course at
5 the University when it taught you what it is
6 about making money and making something
7 profitable instead of putting the screws to
8 the people and I ask tonight you leave this
9 table and let the Courts make the decision.
10 It's not up to people like McGoff and other
11 people here who think that the unions
12 control us and the control you. Thank you.

13 MS. EVANS: Thank you.

14 MR. MCGOFF: Maybe you should have
15 taken an ethics course, Mr. Bolus.

16 MR. BOLUS: Pardon?

17 MR. MCGOFF: Maybe you should have
18 taken an ethics course like I did.

19 MR. BOLUS: Mr. McGoff, if you have
20 ever stand in the position I stood in and
21 get to the pinnacle in life that I have been
22 you can stand up and applaud yourself. I
23 never took a free ride, I paid my way, there
24 is a difference.

25 MR. MCGOFF: I never broke the law.

1 MS. EVANS: I think that's --

2 MR. BOLUS: Excuse me, Mrs. Evans, I
3 have one more thing.

4 MS. EVANS: And the bar, I would
5 remind council, is raised higher for us than
6 it is for the speakers.

7 MR. MCGOFF: Then you should have
8 stopped him from making it personal. That
9 was your fault.

10 MR. BOLUS: No, it's your fault
11 because it's freedom of speech --

12 MS. EVANS: You're right, and
13 perhaps when the unions were calling people
14 cavemen I should have stopped them as well.

15 MR. MCGOFF: Perhaps.

16 MS. EVANS: Perhaps that's wise --

17 MR. BOLUS: Ms. Evans --

18 MS. EVANS: Excuse me, Mr. Bolus,
19 your time is up.

20 MR. BOLUS: I'm sorry.

21 MS. EVANS: Your time is up.

22 MR. BOLUS: No, I have one more
23 thing I'd like to finish.

24 MS. EVANS: Mr. Bolus, your time is
25 up.

1 MR. BOLUS: If Mr. McGoff is so --

2 MS. EVANS: Mr. Bolus, your time is
3 up.

4 MR. BOLUS: -- worried about jobs why
5 aren't Scranton people working on the bridge
6 that outsiders are fixing?

7 MS. EVANS: Your time is up,
8 Mr. Bolus.

9 MR. BOLUS: Thank you.

10 MS. EVANS: Thank you. Enjoy the
11 vacation. And I know in the past there have
12 been councils that I have been a part of and
13 I have been embarrassed by them because they
14 have provoked the speakers who come to
15 council and that I will not tolerate.
16 Mr. Miller?

17 MR. MILLER: Good evening, Council.
18 Doug Miller, Scranton. Not to continue the
19 contentious atmosphere here, but I have many
20 questions myself in relation to this
21 University project and before I go on I do
22 have to say that at this point in time I am
23 quite fed up with talking about this issue,
24 I think this is something that should have
25 been resolved and it should have been

1 defeated weeks ago.

2 My first question though is for
3 Mr. McGoff, Mr. McGoff, why did you leave
4 your vacation early today, just curious?
5 There was a rumor you were on vacation and
6 you made a special trip back home. I was
7 just wondering why you would have ended it
8 so soon.

9 MR. MCGOFF: There was a council
10 meeting.

11 MR. MILLER: Oh, is that the case,
12 okay? Just the reason I ask there was a
13 rumor out there that you didn't have any
14 intentions on showing up tonight you had
15 made your determination on whether or not
16 you were showing up, you had asked a certain
17 councilman which way they would be voting
18 this evening and had the vote been in your
19 favor you would be here tonight, and if the
20 vote was the other the way you made a
21 comment that you weren't going to waste your
22 time showing up. I just think that's
23 something that should be clarified on the
24 record for the public to see this is the
25 kind of leadership we have in the city where

1 anyone to engage in hearsay, please.

2 MR. MILLER: I'm not looking to
3 engage, I just -- Mr. McGoff is so
4 passionate then perhaps he would want to
5 clear the air so there aren't these
6 misconceptions, but evidently it's obviously
7 true.

8 MR. MCGOFF: Excuse me?

9 MR. MILLER: No, I'm not going to
10 excuse you.

11 MR. MCGOFF: What is obviously true?

12 MR. MILLER: You know, we listen to
13 HARB and we can see that it's quite
14 dysfunction and we can see that, quite
15 frankly, they are split and had a revote e
16 been taken it would have died 4-4. I think
17 that needs to open our eyes and I think we
18 need to realize that this is something that
19 should not happen. We've listened to the
20 mouth pieces for the University that come up
21 here and I think we need to know they are
22 paid to come here and say that, they are
23 paid puppets.

24 Mr. McGoff and Mr. Rogan have an
25 obligation to represent the people. They

1 want to talk about union jobs, they want to
2 talk about licenses and permits, all one
3 time things. They are temporary jobs.
4 Licenses and permits, we want to get excited
5 over \$400,000? That's lunch money for the
6 University when you take a look at the
7 excess millions of dollars they bring in
8 every year. These are things we need to
9 think about before we take votes.

10 You know, we could laugh and we can
11 snicker, but I think we know who has been
12 bullied and who hasn't, and I think we know
13 who is bought and paid for and, obviously,
14 it's Rogan and McGoff, two individuals who
15 have not represented the residents of this
16 city.

17 And again, with the laughing and the
18 snickering, you know, I have been coming
19 here for about 12 years now, I have gone
20 through -- this is my third council I have
21 been coming before and I seen some pretty
22 bad things go on and a lot has changed since
23 this new council has taken over for the
24 better thanks to Mrs. Evans, Mr. Joyce and
25 Mr. Loscombe, and I'm just the three of you

1 to join together tonight and look out for
2 the little guy because that's what this is
3 about.

4 You weren't elected to represent the
5 University, as we've said, they could build
6 that building anywhere. Better yet they
7 could add their new structure to the
8 existing facility that's already there. I
9 don't want to hear this, "Oh, it's
10 inhabitable, it can't happen, it's not
11 feasible," please, the last group that
12 should be talking about nonfeasible is the
13 University of Scranton. I mean, that's a
14 complete joke. I mean, do you think we are
15 stupid?

16 But I'd say to Mr. Rogan and
17 Mr. McGoff I, quite frankly, think it's a
18 conflict of interest. I don't even think
19 you should be voting on this issue, you both
20 have ties to the University.

21 MR. ROGAN: How is that a conflict
22 of interest, Mr. Miller?

23 MR. MILLER: And I don't think you
24 should vote on it.

25 MR. ROGAN: How is that a conflict

1 of interest, Mr. Miller?

2 MR. MILLER: But you need to look
3 out for the residents of this city --

4 MR. ROGAN: Mr. Miller --

5 MR. MILLER: And, you know, we've
6 talked about nonprofits and how they need to
7 pay their fair share -- excuse me, this is
8 my time.

9 MR. ROGAN: You asked how my vote is
10 a conflict, you asked the question.

11 MR. MILLER: You will wait until I'm
12 done. This is my time. You have your
13 motions and I have my time, but the
14 nonprofits in this city need to be held
15 accountable. We have talked about now we
16 need to place a fee on them once and for all
17 and put our foot down and forget about
18 asking because obviously that doesn't work.
19 You know, they remind me of little school
20 yard bullies when they don't get their way
21 on the playground they take their ball and
22 they run home and go and run and cry to
23 mommy and daddy because they didn't want
24 they want.

25 Well, that could end tonight with

1 three people on this council, forget the
2 other two, because we know where they are
3 going, okay, they're about themselves and
4 they have been that way from day one, but we
5 have three people on this council that can
6 put their foot down and do the right thing
7 and that's what I'm asking you to do
8 tonight. Thank you.

9 MR. ROGAN: Mr. Miller --
10 Mrs. Evans, if you can give him an extra 30
11 seconds I'd would like him to address why he
12 believes my vote would be a conflict. I'm
13 giving you the opportunity.

14 MR. MILLER: I have nothing further.

15 MR. ROGAN: Thank you.

16 MS. EVANS: Lee Morgan.

17 MR. MORGAN: Good evening, Council.

18 MS. EVANS: Good evening.

19 MR. JOYCE: Good evening.

20 MR. MORGAN: I guess my comments
21 since the council was split previously I
22 believe 2-2 I guess probably, and I'm not
23 trying to single you out, Mr. Joyce, but
24 you're the swing vote tonight, and this is a
25 very important vote for the residents of

1 this city. I lived adjacent to the
2 University of Scranton as a child, I spent a
3 lot of years on the Hill, I lived in the
4 Hitchcock Court when I as a kid, I spent a
5 lot of time there. I have watched the
6 University grow, I know how they have grown.
7 I remember the YWCA project when that
8 building was given to the University and I
9 remember the renovations that were done to
10 that building at that time, but I'm just
11 hoping tonight, Mr. Joyce, and like I said,
12 I'm not singling you out but you are the
13 vote here today because of the previous
14 vote, I'm hoping tonight that you make a
15 smart choice and I hope you that vote "no"
16 for this project.

17 And, you know, I know it's not
18 political to me, but, you know, I do
19 understand that people run for public office
20 and they kind of they want to be successful
21 all the time, I just watched the University
22 tear down the former house detention, just a
23 beautiful building, I mean, where you
24 couldn't find that building somewhere in
25 this country again if you tried. Gargoyles

1 on it, I mean, it was turn of the century
2 mansion at one time I assume. I have
3 watched them take the whole Hill. I have
4 watched all of the things they have done,
5 I've watched the promises they made and the
6 promises they have broken, and I just think
7 that the University of the Scranton has the
8 ability to build that project anywhere they
9 care to build that project, it doesn't have
10 to be build right there, it can be built
11 anywhere.

12 The union, I understand where their
13 perspective is. I'm a former Teamster. My
14 great uncle was the president of the
15 Carpenter's Union at one time in this city.
16 I have personally myself negotiated union
17 contracts with companies I work for, but I'm
18 a truck drive, just an ordinary person, but
19 today, Mr. Joyce, you are the vote.

20 And this project is not a benefit to
21 this city because we are allowing this
22 University of Scranton to build assets
23 closer and closer to the center of town.
24 This University is expanding out of control
25 and I think that tonight by the vote this

1 council takes it will give this University
2 of the Scranton some leverage in Court when
3 they proceed there and we need not give them
4 that leverage.

5 I just think it's important for once
6 to say to the University of Scranton -- look
7 it, I'm not going to call Mr. McGoff names,
8 I'm not going to call Mr. Rogan names. I
9 think they are misguided and I think their
10 votes were wrong, but I respect them for the
11 votes they have made, but I really think
12 that this city needs to worry about other
13 issues that are vastly more important in
14 regards to the PEL and the next budget
15 that's coming up and I just think that we
16 need to send a very strong signal to the
17 University of Scranton that with all of the
18 massive assets that you have you have to
19 tear down a very historical building that
20 has some very significant importance to this
21 city. That's why that building went to them
22 because I think that the people that were
23 caretaking that building gave it to the
24 University of Scranton to protect it. And
25 now the University of Scranton is done with

1 it and with the vast assets they have it's
2 of no consequence to them.

3 And I understand the union, they
4 want to put their people to work, and I
5 understand that, and they can put them to
6 work but this project can be built somewhere
7 else in the city and still be done and
8 become a much better project because it will
9 preserve our history and will allow the
10 University of Scranton to build a very great
11 building somewhere else. It's not like the
12 University can't build somewhere else they
13 have vast landholdings in the city. They
14 just pinpointed this and I just think that
15 if the residents of this city could really
16 understand why some of these votes take
17 place and who votes for what for what reason
18 I think it would be eye opening.

19 But tonight, Mr. Joyce, look it, I
20 mean, I know that, I believe anyhow, I
21 didn't read in the paper but I believe you
22 are still a candidate for the tax office and
23 I just think that, you know, sometimes when
24 you get elected to office you have to take
25 the tough stance and you did that before

1 with the budget and you took a lot of heat
2 for that, that probably hurt in the last
3 election on the Democratic side of the
4 ballot, but you know what, you came forward,
5 you did what you had to do and in my own
6 opinion I think the PEL and the
7 administration has mislead a lot of people
8 about a lot of things and now in this next
9 budget comes up you see where we're at,
10 we're talking about massive tax increases,
11 even the Court said that, so I'm asking you
12 today to be a statesmen, make the right
13 choice, make the right decision, serve the
14 residents of this city, of course, let the
15 University build this project somewhere else
16 and preserve that structure for this city's
17 history because we are losing a lot of our
18 history and I just think now is the time to
19 save what little bit we have and I think we
20 need to really consider what kind of
21 expansion the University of Scranton will
22 try to accomplish in the center of our city
23 if we don't stop their movement. Thank you.

24 MS. EVANS: Thank you. Ron Ellman.

25 MR. ELLMAN: Hello, my friends. I

1 say that because I'm not mad at nobody
2 tonight up there.

3 MR. LOSCOMBE: Good evening.

4 MR. ELLMAN: I wish I could speak
5 like Lee or Andy and some of the others, but
6 I can't so I'll try to read this, but I say
7 these things from my heart because I love
8 this city and it's just going the wrong way.
9 Today there was -- you'll see it on the news
10 if you get home, there was hundreds of
11 people at the Peckville Assembly of God for
12 a food giveaway, they said over 2,000
13 people. These had the very people that will
14 be so effected by a double or tax increase
15 in ransom. It just takes so much to live
16 these days. I don't know what you are
17 supposed to do, but it's impossible to
18 double everything right now in this city.
19 It's just the city is not going to survive
20 like that, this will be the coup de grace.

21 I talked to some people out there
22 today, I took someone out there, and I
23 talked to six or eight people out there and
24 let me -- there was two ladies next to me in
25 a new Mercedes. I don't know what they were

1 this, but these greedy Jesuits they have
2 forgotten one thing, they too are under
3 God's never sleeping eye. You know, they
4 just -- you know, it's like last week if you
5 go against them they just can't believe it,
6 you know? They just -- what in the world is
7 wrong with this council they are going
8 against me? What is wrong with the people
9 of the city they are not agreeing with us?
10 The first thing comes to their mind is to
11 sue everybody. You know, but why don't they
12 just hire their own police and their own
13 fire and pay for all of their own
14 electricity, I'm paying for it. These
15 people are paying for it. It doesn't make
16 sense to me. They are not doing nothing,
17 they talk about generating 400 million they
18 haven't lowered no one's taxes.

19 You know, the supporters that stay
20 in the newspaper and protest so strongly for
21 the University and this assorted company of
22 self-serving politicians like Mr. Blake, he
23 just solely supports them and there is a
24 bunch of plain blind fools that write the
25 paper continuously supporting them and they

1 don't have facts and figures or nothing
2 right. They don't. They just don't know
3 what's happening. Yesterday, the day
4 before, a Morgan wrote a letter that we
5 could make all of our finances on the
6 building permits. He has no idea how that
7 works. I mean, it's not much money to start
8 with, then all of these developers and
9 people beat us out of the little bit that we
10 are supposed to be getting. You know how it
11 works up there? There is a schedule, I
12 guess you could call it, for building
13 permits. It's not a lot of money involved.

14 Well, I hope council can do the
15 right thing for the people. Like I said,
16 2,000 people out there they are the ones
17 that need the help and they are not getting
18 it from anyone except churches like that.
19 Thank you.

20 MS. EVANS: Thank you. That
21 concludes our sign-in sheet for this
22 evening, is there anyone else who cares to
23 address council?

24 MR. DOBRZYN: Good evening, Council.
25 Dave Dobrzyn.

1 MR. LOSCOMBE: Good evening.

2 MR. DOBRZYN: Resident of Scranton.

3 A few weeks ago, and I'm going to mention it
4 one more time, about a letter on Steamtown
5 to restore some appropriations. The reason
6 I'm asking is because August is typically
7 your month for the federal government to
8 consider finances so they really need it,
9 they have been reduced about \$1.3 million
10 out of \$5.2 million and it's never been
11 raised from 1992, so as you can see with the
12 way prices have increased and everything
13 else and then because it was never increased
14 they get the cut, too, along with the people
15 that maybe went from \$400 million -- or \$400
16 billion dollars to 600 or 700 billion like
17 the Defense Department.

18 By the way, last week I mentioned
19 about that the contractors aren't getting
20 the cuts, it's the people that are on the
21 ships get to lay in their beds and be quiet
22 and not be paid for the day.

23 Now, I have a question, the Court
24 case on this would that also include the
25 demolition as opposed to the Zoning Board

1 with the University?

2 MS. EVANS: Perhaps we could ask
3 that of our solicitor, I would think not.

4 MR. DOBRZYN: Um-hum, okay.

5 MS. EVANS: Solicitor Hughes?

6 MR. HUGHES: No. That's strictly a
7 zoning appeal.

8 MS. EVANS: Right.

9 MR. HUGHES: That has nothing to do
10 with the demolition.

11 MS. EVANS: Totally separate.

12 MR. HUGHES: Totally separate.

13 MR. DOBRZYN: It's falling in your
14 laps. I sympathize with everybody up there
15 because there is two arguments to be made
16 and one is that it's a historical building,
17 we've heard that, and the other is that a
18 lot of us would like to see it stay within
19 the tax free zone, it's been tax free for
20 100 years or so. It housed the Lackawanna
21 College at one time and as much as I'd like
22 to be of help to everybody or support one or
23 side or the other, I'm kind of in-between on
24 that and some of the outside articles, like
25 was just mentioned by Mr. Oliver Morgan, he

1 used statements like if the da' "U" were
2 double or triple it's payment in lieu of
3 taxes. Well, I'm not glad I didn't pay for
4 any education for him with language like
5 that, excuse me, on a lighter note, and I
6 would also like to mention that there is a
7 lot of the other institutions, I pointed
8 them out last week, government entities like
9 the county trying to buy buildings downtown,
10 they are going to go tax exempt, and that's
11 not helping us.

12 I don't -- I can't in my right mind
13 know how anybody can sit with a straight
14 face and raise somebody's taxes 100 percent
15 when in realizing that 30 to 60 percent of
16 the people that have become reemployed since
17 the last recession have been reemployed for
18 30 percent less and 30 percent of all of the
19 people that are, like, around 60 years old
20 are draining their retirement accounts on
21 the lower echelons of our society, so they
22 are actually withdrawing the money from
23 their retirement accounts to make ends meet,
24 and what they should be doing is saving it
25 and they can't because they have mortgages

1 or whatever.

2 Now, there was an article on
3 delinquent trash fees, I put a question on
4 that, I would just like to remind everybody
5 let's put our thinking caps on because it's
6 \$7.8 million was the figure and it's a real
7 shame because it was probably when NCC used
8 to treat these delinquent accounts like an
9 investment. They could have told me months
10 before and then they piled a bunch of other
11 stuff that got missed in my closing, and
12 they actually treated like an investment
13 because they could attach more fees and they
14 collected another hundred, hundred and a
15 quarter or whatever out of my pocket. I
16 standing right there, they had the computer
17 screen right there and my name right there
18 and they just sat there with their tongue in
19 their cheeks and I paid taxes on another
20 purchase of a lot within the city that I
21 bought and they were mum on it.

22 And I also had a question a week or
23 two ago about the union settlement and that
24 became obvious today. There is going to be
25 -- it goes up to 70 percent, there is going

1 to be some problems with it.

2 And furthermore, I'll make it quick
3 on the second economic development promises,
4 I don't see where somebody that is
5 struggling to pay for their schooling is
6 really going to so those arguments are a
7 little lame. I don't see them down at some
8 tavern spending 75 bucks on a Saturday night
9 out. That's all there is to it. And, you
10 know, I see a coffee shop that seems to have
11 a lot of University people in it. I have
12 been there and I don't really frequent many
13 bars downtown because I can't drink anymore.

14 MS. EVANS: Well, thank you,
15 Mr. Dobrzyn.

16 MR. DOBRZYN: Okay. I'll make it
17 real quick in Virginia Kukanelli, Ken
18 Kukanelli wants to outlaw most married
19 heterosexual practices, make it a one-year
20 felony, I guess Virginia isn't for lovers
21 anymore. Bawk, bawk, bawk. That's a good
22 argument for secularism now, secularism then
23 and secularism forever to steal from old
24 George Wallace. Thank you and have a good
25 night.

1 MS. SCHUMACHER: Good evening,
2 Council.

3 MS. EVANS: Good evening.

4 MS. SCHUMACHER: Two quick things
5 that I would like to have answered tonight,
6 one is the status of the BRT Ice payment of
7 \$600,000 that's in the budget for this year
8 and when we might receive that, and several
9 weeks ago, I think June 27, Mr. Loscombe,
10 you spoke about that you had a report that
11 if a police officer was doing work that
12 should have required a permit on Rundell
13 Avenue and had no permit, I just wondered
14 what the outcome of that was as well, maybe
15 during motions.

16 MR. LOSCOMBE: Okay.

17 MS. SCHUMACHER: Or after I'm
18 finished because I really don't have that
19 much to say tonight. I think I know where
20 this is going, but I think Andy Sbaraglia
21 hit the nail on the head last week. The
22 YWCA was the Ellis Island of Northeastern,
23 Pennsylvania. Many of you, maybe you're
24 just too young to even know. I think those
25 of us who can still appreciate it and look

1 around the city, as I said the very first
2 night this came up, and look at the tributes
3 to women. Nothing. Nothing. And we have
4 one item and I fear that you people will
5 cave and give in again, which leads me to
6 the point that I want to reiterate which is
7 that this once has got to stop. You cannot
8 keep the University from buying properties.

9 Mr. Rogan's, "Oh, once, well, it's
10 off the tax rolls anyway so it doesn't
11 matter what they do with it," so this is
12 just going to be a onesie, onesie, onsie,
13 onsie and it's just going to eat away and
14 what you really need to do, somebody the
15 administration and you, I believe, need to
16 sit down with the University and see what
17 their plans are. Obviously, they are going
18 to -- they are expanding, you know. That's
19 a good thing maybe, but it's not within
20 their institutional zone and maybe they need
21 a satellite campus someplace else in the
22 city or maybe on other properties that they
23 hold.

24 I would also remind you of Scranton
25 Central High School now, and most of you I

1 know are from West Scranton you, but I
2 remember Central High School, I was very
3 upset, I wasn't living here but I was
4 following things closely and, man, it was a
5 dump. There was nothing you could do with
6 it, it was a dump, until that deed
7 transferred and then it was a magnificent
8 structure, and I can't even go through to
9 this day, I cannot complete a tour of that
10 building. It just makes me sick because you
11 go in there and, oh, we have got this fresco
12 that's just one of 80 in the country and the
13 world and this and it's marble steps and
14 yada, yada, yada, now all of a sudden it's
15 wonderful.

16 And I would suggest the same may be
17 true of the YWCA. Buildings were built well
18 in 1090 and in the University why don't they
19 go up on their old science building? They
20 just built a brand new science building? So
21 I think there are other options, I think
22 people need to, you know, consider somebody
23 other than the unions.

24 I will speak a little bit about the
25 unions, you know, I do find it some what

1 designated building, so the burden I guess
2 may be on your shoulders, I don't know if
3 it's 2-2, you may be the tiebreaker, but I
4 would like you to share with the time I have
5 left how you did the research on historical
6 significance, where you went and who you
7 talked to. Maybe in Fifth Order. Thank
8 you. I'm very interested in that. Thank
9 you.

10 MS. EVANS: If I might, before I
11 call for any additional speakers, you
12 touched on an issue that really jogged my
13 memory, that being Central High School. At
14 the time I was a Scranton School District
15 director and one of my and one of two to
16 vote against the sale of Central High
17 School.

18 MS. SCHUMACHER: Well, thank you.

19 MS. EVANS: And I realized what a
20 magnificent gem it was and how truly
21 irreplaceable it was and continues to be.
22 The school district at the time felt that a
23 renovation was completely unaffordable and
24 in its place it constructed a \$60 million in
25 my opinion, and I'm sure there are many who

1 will disagree with me, but in my opinion a
2 monstrosity off Olive Street that resembles
3 something that is out of Gotham City and
4 Batman, and that was for whatever reason far
5 more affordable to the school district than
6 renovating Central High School which was
7 done for less funding by Lackawanna Junior
8 College. And, you know, I'm certainly glad
9 it was put to a beneficial use, but
10 certainly --

11 MS. SCHUMACHER: As I am.

12 MS. EVANS: -- the school district
13 should have and could have held onto that
14 building and renovated it, but stranger
15 things have happened and I think what ties
16 all of this in is the architect who designed
17 the YWCA building I believe was also part of
18 a team of architects at the time from New
19 York City who designed Central High School
20 and the Scranton State School for the Deaf,
21 and he left New York and that firm and came
22 to live in Scranton and he was the
23 architect, he was the premier architect at
24 the time in the City of Scranton and he
25 designed the Kaplan House, I believe the

1 Scranton Club, the Scranton Electric
2 building, well, as we said the YWCA among
3 others and these are our historical
4 treasurers. They are the memory of a city
5 that is left for future generations because
6 our memories, you know, I have my own
7 memories as a young girl probably from 1st
8 grade through 8th grade my parents sent me
9 to the "Y" every Saturday, and that's where
10 I learned to swim, sew, knit, crochet,
11 roller skate, and certainly I have those
12 memories. My children don't have those
13 memories, I don't know if the young people
14 of this city have those memories and
15 certainly the future generations there will
16 be no memory.

17 MS. SCHUMACHER: Absolutely.

18 MS. EVANS: It will forever gone
19 because you and I are not going to live
20 forever and that building, it's ashame. It
21 shouldn't be placed in such a position that
22 it's only a memory for those of us who are
23 around at the time.

24 MS. SCHUMACHER: If I may just add
25 one other item, I think maybe you all need

1 to talk to the HARB as well, we have these
2 structures and they're on a list up at LIPS
3 and I don't even though if they are at
4 Albright, I didn't check, but they need to
5 do something to refresh people's memories
6 and to connect the current generations with
7 the past, and what all of these buildings,
8 not just the "Y", but all of these buildings
9 have meant to the city and certainly, as I
10 said, I'm very passionate about the "Y", I
11 make a list and I'm checking it twice on the
12 past and future votes.

13 MS. EVANS: I think you would agree,
14 too, that historic preservation and
15 renovation of them is true sustainable
16 economic development and the replacements
17 for that don't --

18 MS. SCHUMACHER: They don't exist.

19 MS. EVANS: -- they don't fall into
20 the same category, they are not going to be
21 sustainable through the years.

22 MS. SCHUMACHER: And even some of
23 these buildings that are being worked on now
24 they are young buildings and yet they need
25 all of this work to bring them up and if

1 anything should win the hearts it's looking
2 at that picture that was in the paper with
3 what it does to Elm Park Church. Take away
4 their sunshine, who cares. Look at this
5 generation and that generation, but, you
6 know, thank you.

7 MS. EVANS: Thank you. Is there
8 anyone else who cares to address council?

9 MR. FIGURED: Once again my name is
10 Jack Figured. I live at 417 Legget Street
11 and I am with the Bricklayers Union and
12 Allied Craftworkers. When -- I just can't
13 imagine how this could be such a polarizing
14 issue and how we got to this point. It just
15 seems to me that I have listened to a number
16 of speakers over the last five weeks. I
17 have seen the University's viewpoints, I see
18 where they own the property, they have a
19 building that doesn't meet their needs, they
20 have -- they want to go forward and build
21 something that's actually going to
22 compliment another building at the site, and
23 I hear about how it's going to impact the
24 citizens of the City of Scranton if we tear
25 this building down. What is the impact to

1 the citizens of Scranton?

2 We have a building there, an older
3 building that cannot be renovated to the
4 needs of the University. Can it be
5 renovated to anything else? Yes. Who has
6 the money to buy this building? Is Scranton
7 going to buy this building off the
8 University? Do they have the money to go
9 forward with a project like that?

10 You know, I just don't understand,
11 and the impact on the people in the City of
12 Scranton, yes, I represent the Bricklayers
13 and Allied Craftworkers, which happen to be
14 union craftsmen, but there is nothing to say
15 that we are going to get this job. This is
16 all done through competitive bidding.
17 They'll be people from all walks of life
18 that work on this city.

19 And, Marie, you can laugh and say
20 but, let me tell you something you walked up
21 the steps this morning that we put in for
22 the city council -- we put in for the city
23 25 years ago for free with the flower boxes.
24 Elm Park Church, I worked on that church for
25 free. I did a number of things for this

1 community to make sure that those people
2 that I represent have a shot to work here.
3 The little people, they are the people that
4 are working three months out of the year or
5 four months out of the year because of this
6 economic downtown. They are losing their
7 houses, they're losing their insurance,
8 they're losing their families. All of us
9 are going through it, whether you are union
10 or nonunion. These are tough economic
11 times.

12 This building doesn't suit the need
13 of the owner. What happens if we don't go
14 forward? Attorney Hughes, is this something
15 that we you would take to litigation and
16 fight the University on? Is it worth it?
17 You are looking at \$400,000 in building
18 permits and other fees. Let me ask you
19 another question, where does the money come
20 from? Are we going to just burn that money
21 up that's for something that's going to be
22 done?

23 When did common sense go out the
24 window? When did we stop representing all
25 of the people in the City of Scranton?

1 Everybody has had their opportunity to come
2 in this forum and speak on this, we have all
3 spoken.

4 Some say that the University is
5 expanding beyond its boundaries. The
6 University is taking a building that they
7 own and they are going to build upward.
8 That's no expansion. What they will do in
9 the future, I don't know, okay? Some think
10 it can be moved to another section. Well,
11 where to another section? Some speakers
12 complain that you are already tearing out
13 enough residences in the city and eating up
14 enough residences, do some of those speakers
15 would they be happier if it was built on
16 another property where they did take more
17 residences? I don't understand it. This is
18 a very polarizing issue.

19 It's something that the council has
20 to look to themselves and decide what they
21 are going to do here for everyone in the
22 City of Scranton, not just the union people.
23 Yes, do I represent them, absolutely.
24 Mrs. Evans, sorry I made that comment at the
25 first meeting if you take offense to that, I

1 quoted somebody that I really look up to,
2 Butch Schimmelpenning. He sat down at many
3 a table and worked out many a deal, did many
4 good things for this city. He told me, "You
5 can't please everybody." I just repeated
6 what I heard. So if this -- I don't even
7 see it actually on the agenda. Hopefully it
8 will come up.

9 MR. ROGAN: It will come up.

10 MR. FIGURED: Hopefully we will put
11 in to bed tonight, all right? I just don't
12 know why we are so polarized over something
13 that's esthetic. We are looking at building
14 who in it's heyday was 100 years ago.
15 That's great, a lot of fond memories. I
16 remember when there was a pool on every
17 block in the city and there was a building
18 there that the city owned and we all when
19 were kids we all did these wonderful things
20 there and swam. That's not the case
21 anymore. The finances don't have -- we
22 don't have the finances for it, but we do
23 need to go forward on these projects. If
24 anybody can tell me what the adverse affects
25 of this on the City of Scranton are on the

1 people that live here, come forward and have
2 your say.

3 MS. EVANS: I'd just like to comment
4 briefly on that, Mr. Figured. I honestly
5 can't imagine why you favor demolition
6 rather than lobbying for -- you can be
7 seated, please.

8 MR. FIGURED: You are asking me a
9 question though.

10 MS. EVANS: Rather than lobbying for
11 renovation because as a rule of thumb new
12 construction will be half materials and half
13 labor. Rehabilitation, on the other hand,
14 will be 60 to 70 percent labor and the
15 remainder materials. A million dollars
16 spent in new construction generation 30.5
17 jobs, that same million dollars in the
18 rehabilitation of a historic building
19 generates 35.4 jobs. If jobs are truly your
20 priority I would think --

21 MR. FIGURED: Absolutely.

22 MS. EVANS: --you would be looking at
23 as many jobs for your membership as could be
24 provided and that would come through
25 lobbying for renovation of that building.

1 MR. FIGURED: And I absolutely would
2 lobby for that if it would meet the needs of
3 the owner, but it doesn't meet the needs of
4 the owner, so if they don't move forward
5 with a new building there adjacent to the
6 building that they have which will
7 compliment it what would they do with it?
8 Does the city buy it? Who is going to buy
9 the building and renovate it? I don't see
10 people beating the doors down in the City of
11 Scranton to do this. All right?

12 MS. EVANS: Well, I think the
13 University is capable after financially
14 renovating it.

15 MR. FIGURED: Well, that's your
16 opinion.

17 MS. EVANS: Thank you.

18 MR. FIGURED: I have my opinion.

19 MS. EVANS: Is there anyone else?

20 MS. KRAKE: Mrs. Evans, may I have a
21 point of interesting for a moment?

22 MS. EVANS: Yes.

23 MS. KRAKE: Thank you. I'd like to
24 let everyone know that you did direct me to
25 put that on the table and mark it as

1 previously tabled and there was a
2 miscommunication in our office and my fault
3 that it did not show up on the agenda. It
4 is, however, in council's guide sheet for
5 everyone to know, so I would like the
6 audience and everyone at home to know that.

7 MS. EVANS: Thank you, Mrs. Krake.
8 Hi, Chris.

9 MR. SLEDZENSKI: Hi, Jack, you
10 handsome devil you.

11 MR. LOSCOMBE: Chrissy, no hat
12 tonight?

13 MR. SLEDZENSKI: I got it over
14 there. Hey, Jack, Wednesday, next
15 Wednesday.

16 MR. LOSCOMBE: Chris wants everybody
17 to know, Wednesday at 7:30 the Dream Game.

18 MR. SLEDZENSKI: No, 8:00, Jack.
19 8:00, everybody show up. I got one question
20 for you, the light at the bottom of the
21 houses, it's out. The lights out a few
22 weeks up there. We called and called. No
23 one can come up and check the light.
24 Thanks, Jack.

25 MR. LOSCOMBE: All right, Buddy.

1 MR. HOUSE: Greg House, West Side
2 resident and taxpayer. Good evening.

3 MS. EVANS: Good evening.

4 MR. HOUSE: I have been thinking
5 this for weeks, and I just have a few
6 questions, one, is like I keep hearing four
7 or five hundred thousand dollars for
8 permits. Well, my understanding is that's a
9 one-time deal, what's the long-term --
10 what's the long-term goal or what's the
11 long-term plan, you know?

12 Two, I heard someone say that the
13 this building is going to be out of the
14 University academic zone or tax free zone or
15 whatever, can we tax that then? Like, not
16 at the full 3 1/2 or 3.4 percent, but can we
17 go like 1.7 or 2 percent? It's something.
18 It would be a compromise with the University
19 and the city.

20 Although, I do agree it provides
21 lots -- or a few good construction jobs,
22 aren't they in reality just temporary? I
23 mean, I'm all for union, I'm a union member
24 myself, but I would want to see union jobs
25 more long-term, not a year and six months, a

1 year, maybe two, you know. I want to see
2 jobs and I want to see good union jobs
3 coming.

4 But one more thing, I haven't heard
5 anyone talk about this, but what about the
6 janitorial staff or the maintenance staff
7 that's going to be facilitating this
8 building? Can they be unionized? Can we
9 demand that they be unionized, that they get
10 more than just a minimum wage? They are
11 going to need people to staff that building.

12 I just read an article in the New
13 York Times today how they were talking about
14 how Scranton was among the top to get -- for
15 poor people to get in the middle class. If
16 you haven't seen that article it's in the
17 New York Times today, you might want to take
18 a look at it. It's a really a great read.

19 And four, shouldn't the city and
20 council be working on more long-term goals
21 supporting mom and pop businesses and not
22 big corporations that I consider the
23 University is? They are only buying
24 everything. And, you know, they are tax
25 exempt, but there has got to be a solution.

1 There has got a solution and how we can get
2 around it or they can pay their fair share
3 because not to demean their donation in the
4 city, but it's a joke. It's a joke. I'm
5 sure it helps lots of people, but it's a
6 joke because it's not even comparable to
7 what they would be paying if they were taxed
8 at the normal corporation rate or whatever.
9 I'm glad they do it, but, they do it because
10 it's a PR move, plain and simple. They look
11 good, they know they are not paying taxes,
12 they look good to the city. That's my
13 opinion, it's the way I feel about it.

14 And one more thing, I just hope we
15 get a long-term goal, nothing short-term,
16 nothing quick and easy like anything is
17 anymore these days, but I would like to see
18 more emphasis on long-term goals because
19 that's what the city needs and, frankly, I
20 don't think that's what this council or past
21 councils or even the mayors have done in the
22 past. Is that they look for the quick
23 patch, fix me up and a band-aid approach, I
24 would like to see more long-term solutions
25 being played.

1 And one more thing, I just want to
2 add, Mr. Rogan and Mr. McGoff, I'm ashamed
3 about how you guys are treated. Even though
4 I don't agree with you on a lot of things, I
5 am ashamed by a few of other people bringing
6 your family in and accusing you of not
7 always going with the people. At least you
8 made a vote, a public vote, that's the way
9 you stand. I can respect that. I don't
10 have to hate you for it, all right? So
11 thank you very much for your time and good
12 luck.

13 MS. EVANS: Just quickly, I would
14 say that though the University expands
15 outside it's institutional zone that does
16 not necessarily grant a municipality the
17 ability to tax them because they are a tax
18 exempt institution. However, municipalities
19 can go after property taxes on property
20 owned by nonprofits that are not used for a
21 tax exempt purposes or for their stated, for
22 example, educational admission. They can
23 also be paying additional taxes, for
24 example, such as the city's parking tax.

25 Is there anyone else?

1 MS. FRANUS: Fay Franus, Scranton.

2 COUNCIL MEMBERS: Good evening.

3 MS. FRANUS: Well, I respect
4 people's votes when I think they are doing
5 it from their heart and they are really
6 considering the best for the people, but
7 what I see appears are council politicians
8 and public servants. Jack Loscombe, Janet
9 Evans, public servants. Frank Joyce, Bob
10 McGoff, and Pat Rogan, politicians.

11 Mr. Joyce, is it true that
12 Mr. McGoff asked you to call him if you are
13 going to vote for this motion, otherwise he
14 wouldn't come in?

15 MR. MCGOFF: Yes, I did.

16 MS. FRANUS: I asked you, Frank.

17 MR. JOYCE: Yes, he did.

18 MS. FRANUS: So that more or less
19 tells me he is here so that means you must
20 be going to vote for it and you have been
21 telling me for weeks now that the reason you
22 are voting for this is because it's for the
23 best interest of the people. Well, to me
24 that's hogwash. I have gotten many phone
25 calls from union members, because I'm a

1 member of the union, and they have told me
2 that the deal is in, that the reason that
3 you will vote for this is because you've got
4 their votes for the tax collector's job in
5 November.

6 So to me that tells me you are going
7 to hold the people tonight that union and
8 permit money for the financial of the city,
9 to me that's the big phoney baloney. It's
10 completely not true. You are doing this to
11 get votes from the union. And the union man
12 who spoke before said last week you people,
13 I wish I had made that reference you people,
14 you come to us when election time comes,
15 meaning you want their votes. Well, the
16 deal is in. You will get their votes, but
17 don't forget the unions are only this big
18 part of the city because half of them are
19 out of town, so all of the residents, 70,000
20 people in this city will see you for what
21 you are tonight when you vote and if you
22 vote for this they will know why you are
23 doing it to get votes so you sold your soul
24 for votes. I never in my life thought that
25 you would ever do it. Never, but that's

1 fine because to me that means your political
2 future is over with that vote.

3 Mr. Rogan, is it not true that you
4 are a student at the University for many
5 years now and right now are a student?

6 MR. ROGAN: I have attended the
7 University.

8 MS. FRANUS: You are there as a
9 student now.

10 MR. ROGAN: Yeah, actually I am.

11 MS. FRANUS: And you don't think
12 that's a conflict of interest?

13 MR. ROGAN: No, I pay my tuition and
14 I'll be paying for many years to come.

15 MS. FRANUS: I know that, but you
16 are partial to the University of Scranton.
17 You are a student there. That's up for the
18 people to decide. Like I said, you're
19 politicians. Mr. McGoff is a politician,
20 Mr. Joyce is a politician. Mrs. Evans and
21 Mrs. Loscombe are public servants because
22 they are looking out for the best interest
23 of the people.

24 And, Mr. Joyce, if you're voting and
25 you vote that way you are going to set a

1 precedent that this city may never overcome
2 because every historical building may get
3 torn down because of your vote, but you
4 don't care because you might get votes from
5 the union.

6 And the union people they come here
7 greed, greed, greed. The University of
8 Scranton greed, greed, greed. Do you see
9 them -- do you ever see them come here and
10 talk for the benefit of the people? Only
11 for themselves. They are pleading a case
12 for themselves to line their pockets. Why
13 can't they come all the other times and try
14 to help the people. You don't hear that.
15 They are taking care of themselves. Just
16 like you, Mr. Joyce, taking care of
17 yourself.

18 So I hope the people hear me and
19 weigh out and think what they want. I don't
20 think I have been off base at all for many
21 years and I think there is a lot of crap
22 going on here and I think there's a lot of
23 deals and the vote will show it tonight and
24 how you can sleep is beyond me.

25 But I give Mr. Loscombe and Mrs.

1 Evans all of the credit in the world. They
2 get blasted in the paper, but you know what
3 they are honest and when you do the right
4 thing it doesn't matter. It doesn't matter
5 what anybody says about you because you are
6 doing the right thing. Mrs. Evans, maybe
7 you know what this saying is, "In for a
8 penny, in for a pound."

9 You ever hear that expression, "In
10 for a penny for a pound?"

11 MS. EVANS: No.

12 MS. FRANUS: Well, I think it means,
13 for example, Mr. Joyce, you are getting the
14 votes so keep going. I can't explain it,
15 but it's just a horrible thing that you are
16 doing and I will be reminding the taxpayers
17 in the City of Scranton and everybody from
18 this day forward and every council meeting
19 that this takes place tonight who are the
20 real people for the people and who the ones
21 that are in it for themselves and I will
22 remind them week after week after week
23 because it makes a difference.

24 Because if this the case, Mr. Joyce,
25 and you do vote for this how could we trust

1 you as the tax collector? You will be just
2 like the past tax collectors, so that's my
3 opinion.

4 MS. EVANS: Thank you, Mrs. Franus.
5 Is there anyone else?

6 MR. JOYCE: I would like to state
7 just for the record that I did not sepi
8 personally to any of the trade union
9 individuals here over the phone, after the
10 meeting or in any private session and there
11 were no deals that I made. I don't even
12 know the union leaders of the trades, I
13 don't know if they voted for me, I don't
14 know if they will vote for me in the future,
15 so I did not make any deals whatsoever.
16 That's all.

17 MS. EVANS: Is there anyone else who
18 cares to address council?

19 MS. CAVANAUGH: Good evening. I'm
20 Cathy Cavanaugh and I'm a homeowner in
21 Scranton and a taxpayer and I would also
22 like to add that I am Frank Joyce's aunt so
23 that nothing could be said afterwards that I
24 said this or that because of it. I am also
25 a friend of Jack Loscombe for what, Jackie,

1 35 years? 40? And, of course, Janet Evans,
2 and Pat and I don't know Mr. McGoff very
3 well, but I did not plan on coming up here
4 to speak, I kind of was here for a little
5 bit of moral support for my nephew, however,
6 I am so furious over some of the things that
7 have been said here tonight, but
8 particularly over the things that have been
9 said by the speaker who have come up here
10 last.

11 To say that my nephew has made deals
12 for his vote is so offensive that she
13 should -- I don't know how she can look
14 herself in the mirror. I am going to say a
15 few things. Well, first of all, Frankie has
16 gotten threatening e-mails, and I have seen
17 them, and they are from people in the
18 audience, they are not from the University
19 and they are not from the trades people who,
20 by the way, Frankie does not know any of the
21 trades people in this audience.

22 I told him maybe he should share
23 some of those e-mails just so people would
24 know where other people that have come up
25 here and spoken are coming from. That

1 person is the bully, not the University in
2 this case, and it had nothing to do with
3 votes. In fact, one of the e-mails was
4 threatening him because how dare he go
5 against Mrs. Evans.

6 Mrs. Evans is a very good friend of
7 my nephew's and if there is one thing that
8 she has always said and always been in favor
9 of is vote your conscience. Vote for what
10 you feel is the best. Most of the time it's
11 exactly what Mrs. Evans feels is right and
12 other times it isn't.

13 When this council began it began on
14 that premise so that it would not be like
15 previous councils and just little ducks
16 following each other and the people that
17 come here were glad it was that way, so how
18 dare now people insult my nephew for not
19 doing the very same thing that put this city
20 in the position that it's in.

21 Now, this might be a little, how do
22 you put it, scrambled because I was sitting
23 writing down comments, and now I'll address
24 that. The fact is when Frankie came last
25 week he had full intentions of voting "yes"

1 after he heard what HARB went on about, he
2 asked to table the meeting and it wasn't a
3 popular thing, but that in itself shows that
4 he had an open mind, that he was concerned,
5 so he wanted to go back and rethink it.
6 That right there tells you that he is not
7 being influenced by anybody except his own
8 conscience that he wanted to think it out.
9 So whatever decision he makes tonight is a
10 decision that he himself sat and thought
11 about and that's what they are coming up and
12 saying you're a councilman, be a statesmen,
13 you are serving all of Scranton not just the
14 people that come here every week.

15 And I'll mention another thing, why
16 aren't the unions here every week, they only
17 come when they want something. This is the
18 first I have been here and I actually have
19 come because of Frankie, but let me tell you
20 something, I have been involved in politics
21 long before I could vote and I dare say that
22 I have done more in the political arena than
23 probably half of the people in this room has
24 done. I am certainly more -- I am not only
25 interested in city council, I have been

1 involved in state and federal politics, so
2 it's not right for anyone to say if somebody
3 isn't here every week they don't care, they
4 are just not here. It doesn't mean they
5 don't care.

6 And as far as him worrying about the
7 union votes, this gentleman come up and said
8 there is maybe 200 or 300 much them, you
9 think that's going to push anybody over in
10 an election?

11 And I just wanted to say one last
12 thing, well, actually two. They say that
13 the University of Scranton is evil, it's a
14 villain, it's everything. That's not what
15 you are voting on. Just sit and listen to
16 what you are saying, what you said when you
17 come up here. You are voting on a
18 demolition of a historic thing. That's it.
19 You are not voting on -- they are not on
20 trial here, no. I'm embarrassed for them.
21 I graduated from the University of Scranton.
22 I pay ten years on my student loans. My
23 daughter graduated from there. Should I not
24 be allowed to come and saying anything
25 because I went to the "U"? Should I excuse

1 myself from my opinion? Of course not.
2 Those insults over there for Mr. McGoff and
3 Mr. Rogan are ridiculous.

4 And you know what, as far as HARB is
5 concerned that was a real vote. Somebody
6 didn't come. Mr. McGoff came from his
7 vacation. That's something to ridicule him
8 for? No. He wanted to get here so he could
9 vote and make sure the vote went in the way
10 he felt it should be.

11 As far as the University is
12 concerned, they should be -- they should be
13 donating money, but them being evil?
14 Exactly what do you think would be sitting
15 there in all that area that the University
16 of Scranton has taken up? We can't get the
17 rest of the people of Scranton to pay their
18 taxes.

19 MS. EVANS: Thank you, Ms.
20 Cavanaugh.

21 MR. CAVANAUGH: Sorry, I started to
22 ramble on.

23 MS. EVANS: That's okay. Is there
24 anyone else? Mrs. Krake?

25 MS. KRAKE: 5-A. MOTIONS.

1 MS. EVANS: Councilman McGoff, do
2 you have any comments or motions?

3 MR. MCGOFF: Yes, thank you. First,
4 I'd just like to say that I believe it's a
5 sad commentary that a disagreement over a
6 vote needs to become personal for some
7 people, and not only personal, but that
8 family members, you know, need to be brought
9 into it.

10 My grandson never even applied to
11 the University of Scranton. He attended
12 Albright College last year and will now
13 attend King's College the coming year and to
14 say that -- to even imply that he somehow
15 would receive something inappropriately or
16 unethically is an insult to a great young
17 man. He has earned everything that he has
18 received. This is young man that's an honor
19 student, voted most outstanding senior in
20 his graduating class, captain of two
21 athletic teams, and I really do take it
22 personally when someone attacks him and
23 there is absolutely no reason to do that.
24 He has earned everything that he has
25 received and more, and I'm insulted that

1 somebody would even indicate that he would
2 do otherwise.

3 As far as the personal attacks
4 bought and paid for, I challenge anyone,
5 anyone to tell me something that I have
6 received inappropriately. Anything. I have
7 been on this council for seven years, I have
8 received nothing in return for my services
9 other than the salary that we receive. I
10 believe it's slanderous to indicate
11 otherwise.

12 Yes, I attended the University of
13 the Scranton, I received my master's degree
14 from the University of Scranton, it took me
15 ten years and I paid every cent of that
16 tuition. I received nothing from them other
17 than the piece of paper saying that I have a
18 master's degree, and I'm proud of that.

19 Yes, I did work for the University
20 of Scranton as a coach and an adjunct
21 professor, and believe me, the salary that I
22 received and the hours that I put in did not
23 do much to compensate for what I did. And,
24 yes, I'm proud to have worked there. I
25 enjoyed working there. It's been a long

1 time since I have worked there.

2 And also when somebody indicates
3 that or implies that I'm voting for
4 something for some other reason other than I
5 believe it's the right thing to do, I just
6 want to remind that I was elected to this
7 position twice. I received over 7,000 votes
8 in the last election. Apparently somebody
9 believes that what I'm doing is correct and
10 that I represent the interest of the people.

11 And, yes, the last thing was I drove
12 11 hours today from North Carolina to
13 Scranton so that I could be here, and yes, I
14 did ask Mr. Joyce and I was rather upset
15 last week and I probably said some things to
16 Mr. Joyce that I shouldn't, but in the end I
17 did ask him if he would call me and let me
18 know he thought he would vote. When we left
19 here and we left the next day for vacation
20 it was the determined by then, my wife and I
21 determined that I would return for this vote
22 for this meeting. There was no coercion
23 from anybody or anything for me to return.
24 I believe that that is my duty to come and
25 represent the people that elected me and to

1 vote in an appropriate -- in a way which I
2 felt was appropriate.

3 And again, to indicate that I
4 somehow received something in return for
5 this I find very insulting. There is no
6 evidence, there is no precedent for anyone
7 to make that statement about me. I believe
8 this project is important to the city and
9 I'll speak more on it when we actually get
10 to the vote. Thank you.

11 MS. EVANS: Thank you, Mr. McGoff.
12 And, Councilman Rogan, do you have comments
13 or motions?

14 MR. ROGAN: Yes, just a few comments
15 and I'll also speak more on the issue
16 tonight when it comes time for the vote. I
17 think what we seen at this meeting and for
18 the last month on this issue is the people
19 who oppose this project are trying to
20 distract not only council but the public.
21 Listen to what the speakers have said, with
22 the exception of Ms. Schumacher and one or
23 two other speakers who have talked about the
24 actual issue at hand. Tonight we have had
25 personal attacks on Mr. McGoff and myself

1 and Mr. Joyce, and none of that is
2 appropriate.

3 If somebody comes up and disagrees
4 with myself or one of my colleagues on an
5 issue that's why we are here, people can
6 come to that podium and agree with us,
7 disagree with us, state why they do, state
8 where they stand and that's what this body
9 is here for, but for personal attacks to get
10 involved in, when people's family members
11 are getting involved I think that's
12 completely out of line.

13 Getting back to what I was saying
14 with this just being a distraction, the
15 opponents of the project, for the most part
16 with one or two exceptions, have not even
17 spoke about the project tonight. They have
18 spent all of their time attacking
19 Mr. McGoff, myself, Mr. Joyce, the
20 University, and they are -- I have issues
21 with the University, and I'm sure people
22 don't agree with each one of us on every one
23 of our votes and we vote on hundreds of
24 items a year, we wouldn't expect two people
25 to agree 100 percent of the time, but just

1 the fact that the opposition is completely
2 changing the discussion means they know they
3 are wrong. It's a losing battle.

4 Mrs. Schumacher, I said with the exception
5 of you and one or two others you spoke on
6 the issue.

7 The issue at hand is should council
8 approve the demolition of this building that
9 was approved by HARB. That's the issue, and
10 we all could come to our own conclusions on
11 how to get to that answer, whether we
12 believe that the job creation and the money
13 brought into the city trumps the historical
14 significance or vice versa and that's the
15 issue. Each one of us on council has to
16 make that decision on their own, not based
17 off of an attack on a family member or
18 attack on a council member or allegations of
19 this or that. We each get to make our
20 decision and it should be based on what they
21 firmly believe.

22 I'll talk more on this issue when it
23 comes time for a vote, but I really am upset
24 with a lot of what transpired tonight. I
25 love to debate, I love to speak about the

1 issues, there are many times when I think
2 myself and others have dragged the meetings
3 on for much longer than normally they should
4 have been because they are discussing the
5 issues and that's great, that's what
6 democracy is about, but the personal attacks
7 should not -- do not belong in this body and
8 I hope that when it comes time to vote on
9 this council will hold themselves to a
10 higher decorum than some others have
11 tonight. And that's all.

12 MS. EVANS: Thank you. And,
13 Councilman Loscombe, do you have any
14 comments or motions?

15 MR. LOSCOMBE: Yes, just a couple of
16 quick things to address. Mrs. Schumacher,
17 this was a bad week for me, I do have some
18 information I will be gathering for you, you
19 asked me last week about the reports by zip
20 code, I will get that together this week;
21 and, also, I understand that the permits
22 were pulled, but I'm still waiting on some
23 more detail on that other issue, and I'll be
24 updating you on that, too.

25 Again, I wasn't going to get into

1 the discussion on this because everyone
2 knows where I stand and I agree with a
3 couple of speakers here, I agree with
4 Mr. Figured this is a polarizing issue, it's
5 very polarizing. We have all independent
6 minds and we look at it in our own ways
7 based on our history and our background,
8 what we see for the future, and why we came
9 to our vote.

10 And one of the reasons why I came to
11 the vote is from hearing from the HARB
12 panel, but also seeing them in action and
13 hearing some of what went on behind the
14 scenes that a lot of people weren't privy
15 to, which makes you wonder was it done right
16 and I don't believe so. I don't believe
17 they acted in the best interest of the
18 historical preservation in this city.
19 That's my belief. That's why I vote.
20 That's the only issue I'm looking at at
21 this. As I said, I agree with Mr. Rogan on
22 that, it's one issue. The issue should we
23 tear down a piece of history. This is a
24 piece of history.

25 First of all, we discussed new

1 buildings versus old. We discussed the
2 Scranton High School, the old Scranton High
3 School and the West Scranton, I mean, these
4 are monuments. Look at North Scranton High
5 School they are still standing years after
6 they said it was going into the mines. They
7 have all been fixed and rehabbed.

8 Now take the example of West
9 Intermediate. I don't believe it was a year
10 after it was built they had to redo the
11 facade on that building. West
12 Intermediate's floor, how many times have
13 they redone the floor now at an expensive
14 cost?

15 Scranton High School, they had a
16 water problem they had to do the floors
17 there, and ironically I see it's going to be
18 costly changing -- the light bill, it's
19 going to be costly for them to change the
20 lights in the pool area because it wasn't
21 designed for that. They have to build
22 special scaffolding and drain the pool and
23 everything.

24 So newer isn't always better and
25 newer doesn't always hold out as good as

1 better -- as good as some of the old. Some
2 of the old homes are pretty good. So I had
3 to look at this whole picture with all of
4 this -- with jobs and everything, you know,
5 we are very fortunate this year, I believe
6 Geisinger has some pretty big projects come
7 up that should help our labor force here,
8 you know? Maybe if that wasn't the case I
9 would have to look a little bit to the other
10 side, but I have to look at the HARB that
11 was there to do their duty, and I believe
12 failed to do their duty. I gave them the
13 opportunity to revote it, they didn't.

14 I gave our panel here the
15 opportunity to bring this up again before
16 the five of us, whatever way this vote goes,
17 you know, I have to live with it. That's
18 why I'm here and we talk about threats and
19 stuff like that, hell, I read the blogs, the
20 Time's website, the Time's letters to the
21 editor, the cartoons, I get bashed quite a
22 bit. You know, the fact is I may not be the
23 most eloquent city councilmen that ever sat
24 here, and I have been blasted about the way
25 I speak many times, but I was born and

1 raised in Scranton, and my heart is in
2 Scranton, and what comes from me, not my
3 mouth, is from my heart. And I believe that
4 I'm working for what's in the best interest
5 of all of the people in this town and that's
6 where I vote from. I vote my mind, my
7 heart, my history in this city, and in this
8 case the history of this city.

9 And that's where I'm from, but I put
10 everything together again and I explain it
11 to you as clearly as I can, so pardon me if
12 I don't have a degree in public speaking, I
13 am one of you. I am not a country club
14 member, I don't rub shoulders with them, I
15 don't go to meetings with them, I'm not a
16 politician. I'm just me, Jack, and anybody
17 could approach me anywhere at any time. I'm
18 bought and sold, I'm not promised and do
19 anything, hell, I've got a lot of friends
20 that are po'd at me for this vote, but I
21 have got more people in this city that are
22 taxpayers that have come to me to vote the
23 way I voted and thank me for voting the way
24 I am.

25 Very few, maybe two, have said, "Why

1 don't you let the "U" do what they are going
2 to do?"

3 It's not a matter of the letting the
4 "U" doing what they are going to do, it's a
5 matter of preserving history and having a
6 panel that's put in place to preserve that
7 history, and as Mr. Sbaraglia said, I hadn't
8 thought about it, but I will be reaching out
9 to the other panels, too, in the future on
10 different issues.

11 But I just wanted to explain my vote
12 hasn't changed, nothing has changed, in
13 fact, it's only been strengthened by some
14 literature we received in the meantime based
15 on some more history of the "Y" and the
16 architect Edward Langley who would have been
17 involved in that and many buildings, the
18 Scranton Life building, the Globe Store
19 building, the George Kaplan house, Emmanuel
20 Baptist Church, Lackawanna County Station,
21 Jefferson Avenue, the YWCA building and many
22 more. Yep, people say they are unusable,
23 but look at some of the buildings that we
24 have rehabbed in this town, one after a
25 general alarm fire, the Scranton Dry Goods

1 building and that stands today.

2 Again, I personally don't appreciate
3 personal attacks to anybody here. We are
4 here to make our decisions based upon the
5 constituents that we represent and feel is
6 in our best interest. We see things
7 differently a lot of times, we don't see eye
8 to eye, and I have stated this many times
9 before in 34 years my wife and I don't see
10 eye to eye all the time, but, you know, what
11 we do is the best for our children and grand
12 children and our family and their future and
13 that's what I believe in.

14 It's one issue, should this building
15 be torn down. First of all, I don't believe
16 it should be torn down, but secondly, the
17 argument will be that there they voted to
18 tear it down, but I have got some inside
19 information that -- and we even saw it in
20 public here, they are totally divided, and
21 if another person was there the vote would
22 have gone the other way. I gave them the
23 opportunity to vote, we gave them the
24 opportunity to vote again, why didn't they
25 vote?

1 I gave this panel the opportunity to
2 vote again, apparently now it hinges on one
3 vote, you know, it's going to be up to
4 Mr. Joyce at this point, but he knows what I
5 feel, what I believe in, you know what I
6 feel and I believe in, but that's where we
7 are at this point. We have our beliefs for
8 different reasons. I explained mine and I
9 appreciate anybody else explaining theirs
10 and I believe that's all I have this
11 evening. Thank you.

12 MS. EVANS: Thank you. Councilman
13 Joyce, do you have any comments or motions
14 tonight?

15 MR. JOYCE: Yes, I do. To begin
16 tonight I'll first address the demolition
17 and courtesy review of Leahy Hall. This
18 situation with the University of Scranton
19 project has grown to such proportions that
20 it seems to have a life of its own. To be
21 honest, I came to last week's council
22 meeting with the full intention of voting
23 demolition and courtesy review of Leahy Hall
24 through. After the caucus with HARB, I was
25 very disturbed, however. I was very

1 disturbed by the dissension within the HARB
2 board members, as well as the unorganized
3 fashion in which they conduct their
4 business.

5 During the caucus, Mr. Moore stated
6 at a May meeting that a true and legal vote
7 was taken resulting in a four to three vote
8 in favor of demolition and courtesy review.

9 After this, other board members said
10 that they attended the June meeting that
11 Mr. Moore said was cancelled and voted
12 again. At this meeting the vote was against
13 the demolition and courtesy review.

14 At the July meeting, Mr. Moore said
15 the issue would not be revisited and that
16 the original vote for demolition and
17 courtesy review stands. There was so many
18 different stories between the members of
19 HARB that I asked that the vote last week be
20 tabled so that I could sort everything out
21 and completely analyze the situation at
22 hand. I know that that decision may have
23 upset some people, and I apologize for that.
24 However, I needed time to think about what I
25 witnessed between the HARB board members and

1 decide whether or not the information would
2 be enough in change my vote and deny the
3 demolition and courtesy review of Leahy
4 Hall.

5 Believe me, I spent hours and hours
6 thinking about this and then it finally hit
7 me, put all of the drama aside and go back
8 to basics. Our interest in HARB's vote was
9 very important, but also clear cut. Council
10 is expected to vote on adoption of a
11 resolution to accept HARB's recommendation
12 to allow or deny demolition and courtesy
13 review. Chairman Moore stated that a legal
14 and lawful vote was taken at their May
15 meeting and that the request for demolition
16 and courtesy review was approved with the a
17 4-3 vote. We have our answer. Some members
18 of HARB were not happy about how the vote
19 was conducted at the May meeting, but
20 council does not have the right or authority
21 to tell the board they have to do it again.

22 During the caucus, I heard
23 complaints about unanswered e-mails and
24 unreturned calls, etcetera, but the bottom
25 line is that these are serious issues for

1 HARB members to address internally. HARB is
2 the caretaker of our historical structures.
3 If they cannot pull themselves together to
4 make decisions they are the ones who have
5 failed to do their job for Scranton
6 residents, not city council.

7 In fact, I want to thank Janet Evans
8 for her courtesy and professionalism in
9 allowing the University of Scranton
10 demolition and courtesy review to be allowed
11 back onto the agenda. This does not
12 surprise me though, because Janet Evans'
13 entire career has been about doing what she
14 thinks is best for everyone and not herself.
15 She is a model public servant and truly --

16 MS. EVANS: That's okay. This
17 really isn't about me, but thank you.

18 MR. JOYCE: Okay. Well, unlike
19 Janet Evans, Mr. Moore did not display the
20 same professionalism and he did not allow
21 the reintroduction of the vote for
22 demolition and courtesy review of Leahy
23 Hall. Mr. Moore stated that the original
24 vote stands. With this in mind, this is the
25 recommendation that council has, end of

1 story.

2 So we have a four to three vote by
3 HARB to recommend demolition and courtesy
4 review of Leahy Hall. Other than that, we
5 have the pros and cons of the project to
6 consider in our final decision.

7 Before I mention the pros and cons
8 of the project, to briefly speak about the
9 University. First, do I think the
10 University of Scranton should be
11 contributing more to the city in the form of
12 payments in lieu of taxes, known as PILOTS?
13 Absolutely. I think they could be a better
14 neighbor. They are the premier educational
15 institution in the Northeast, well, the
16 northeast corner of the state, and they
17 could be contributing more to the city.

18 Secondly, do I think the University
19 should drop it's lawsuit against the City of
20 Scranton in regard to the parking tax and
21 their case that they do not have to pay?
22 Absolutely. Again, the University is not
23 paying their fair share as other private lot
24 owners are paying.

25 Third, do I think that the

1 University should pay the city the money
2 that they owe for false alarm fees, which is
3 currently \$17,000 for 2013, which they
4 refuse to pay? Absolutely. They are
5 failing to do their part to comply with the
6 city ordinance. However, my vote is not
7 about whether or not the University has
8 other issues with the City of Scranton, my
9 vote is in doing what I think is right for
10 the people of the City of Scranton.

11 So why do I favor the project in the
12 first place? First, the University owns
13 Leahy Hall. They are not taking any property
14 off the existing tax roles.

15 Second, when the University
16 purchased Leahy Hall it wasn't listed as a
17 historical bidding. The argument could be
18 said that perhaps they would have not have
19 bought that particular building had they
20 known it would have be restricted for the
21 change they need in the future.

22 Third, I spoke with Mr. Savosky
23 about why they are planning to demolish the
24 building. First, they didn't inform me that
25 they -- their first intention was to

1 renovate the building, but this was not
2 deemed feasible because the floors in Leahy
3 Hall vary in height and they are not
4 conducive to what a physical science
5 facility needs, I can understand that.

6 Secondly, their intention was to
7 build on top of Leahy Hall, their second
8 intention, to construct the facility that
9 the physical science program needs.
10 However, this was not allowable as
11 determined by the feasibility report. The
12 wood frame cannot structurally support
13 adding floors further.

14 Fourth, the University's intention
15 is to build a 111,500 square foot center. I
16 asked if this could be done anywhere on the
17 campus, anywhere else? The answer was no,
18 it could not be because there is not enough
19 space available in the land that they own
20 which means that if the site is not built
21 here it could result in additional tax
22 paying property being purchased by the
23 University and removed from the tax rolls in
24 order to build the center.

25 Fifth, the building brings the state

1 of the art facility to the City of Scranton
2 that will be used to provide the public
3 physical therapy services instead of an out
4 of business sign.

5 Finally, I was assured that the
6 portico of Leahy Hall would be kept to honor
7 the historical value of the building and
8 that a museum area will be constructed on
9 the facility to honor the history of the
10 YWCA, which currently doesn't exist.

11 A vote for this project is about the
12 demolition of historic building, which is
13 the only con that I see, which in my opinion
14 is outweighed by the pros of the project.
15 It shouldn't be about the unions, jobs or
16 money for licenses and permit fees, but it
17 should be mentioned that these are
18 additional benefits, one-time benefits that
19 will be realized from the project, being the
20 creation of 300 to 400 jobs and \$450,000 in
21 license and permit revenue.

22 In conclusion, there are more
23 benefits for the residents of Scranton
24 associated with the demolition and courtesy
25 review of Leahy Hall than against it, and

1 that's why I'm supporting this project and
2 will cast an affirmative vote. And that's
3 all.

4 MS. EVANS: Thank you.

5 MR. LOSCOMBE: Mrs. Evans, in my
6 motions I forget something, I did want to
7 make a motion.

8 MS. EVANS: Okay.

9 MR. LOSCOMBE: Mr. Joyce had
10 mentioned in his comments, I would like to
11 make a motion that all invoices billed to
12 date to the University of Scranton for false
13 alarms by the City of Scranton be paid for
14 in full before any permits are issued for
15 the work to be performed, and this isn't
16 specific to the "U" here, but this applies
17 to all individuals in this city.

18 No fees, no fines, no taxes are to
19 be in arrears before you get permits and I
20 think we had a zoning board meeting a couple
21 of weeks ago that brought up a case of this
22 situation, so just to make sure that
23 everything is up-to-date, I would like to
24 make that motion.

25 MR. JOYCE: Second.

1 MS. EVANS: On the question?

2 MR. ROGAN: On the question, I'm not
3 disagreeing with the motion at all, it's
4 just the first time I'm seeing it. You
5 know, I don't know if Attorney Hughes knows
6 about the legality of the motion.

7 MS. EVANS: Well, I think, if I
8 remember correctly, when a developer,
9 Mr. Jefferson --

10 MR. ROGAN: That was taxes.

11 MS. EVANS: -- failed to pay taxes,
12 council held up a state grant, these fees
13 are due to the city, just as the taxes were
14 due the city and the school district and the
15 county and I know that, for example, when
16 rental registration fees fall behind and
17 delinquent garbage tax houses are going to
18 be liened or shut down, so I do believe that
19 the University and any other entity that is
20 owing money to the City of Scranton should
21 be paying what is owed before they are
22 granted permits or rental registration
23 certifications or whatever it may be and we
24 have set that precedent already.

25 MR. ROGAN: I certainly agree with

1 what you are saying and what Mr. Loscombe
2 said here, but I'm just questioning if
3 attaching it to this legislation -- if this
4 was stand alone I would absolutely vote yes.

5 MS. EVANS: It is standing alone.

6 MR. ROGAN: It's not standing alone.

7 MR. LOSCOMBE: All it's stating is
8 there is no permits, they have to get a
9 permit or no permits to be released.

10 MR. ROGAN: So this wouldn't be
11 attached to the legislation?

12 MS. EVANS: No.

13 MR. ROGAN: Okay.

14 MR. MCGOFF: Just one brief comment,
15 it seems as though every week we want to try
16 and find a new hoop for the University of
17 Scranton to jump through and --

18 MS. EVANS: Is paying your bill a
19 hoop?

20 MR. MCGOFF: No, but it's ironic
21 that this comes about as we are having an
22 argument over something else and yes, they
23 should pay if the money is owed, but I don't
24 think this is the means to do it.

25 MR. ROGAN: And that's kind of the

1 same point I'm making. It seems this, and I
2 know there is another motion that's going to
3 be made later, at least it's in here that it
4 may be made later, it's obvious after
5 Mr. Joyce speaking this legislation is going
6 to pass. It seems that with these motions
7 it's trying to kill it by poison pill, with
8 this one and the one tying it up based on
9 the courts, and I firmly agree that if the
10 University of Scranton owes the city money
11 they should pay, but I don't see why we are
12 continuing to tie everything into this
13 issue. That's all I have to say.

14 MR. LOSCOMBE: I believe this is for
15 permits. This applies to every entity in
16 this city, as we stated.

17 MR. MCGOFF: No, it doesn't.

18 MR. LOSCOMBE: We are on the issue
19 right now of the University, that's why we
20 are presenting it to the University. If you
21 were building a house tomorrow and you owed
22 property taxes you couldn't get a permit
23 until you pay those property taxes, but your
24 permit doesn't come before us.

25 MR. ROGAN: Mr. Loscombe, if this

1 anyone for false alarms I would support it.
2 It should be applied across the board.

3 MR. LOSCOMBE: Well, I will mention
4 I believe there is an ordinance that I will
5 make sure that is an ordinance. For the
6 time being right now this is the ordinance,
7 this is a motion that I ask to pass.

8 MS. EVANS: All those in favor --

9 MR. LOSCOMBE: I'm sorry.

10 MS. EVANS: All those in favor
11 signify by saying aye.

12 MR. LOSCOMBE: Aye.

13 MR. JOYCE: Aye.

14 MS. EVANS: Aye. Opposed?

15 MR. MCGOFF: No.

16 MR. ROGAN: No.

17 MS. EVANS: The ayes have it and so
18 moved.

19 Good evening. During the previous
20 city council meetings, Attorney Hughes
21 offered a brief history of the expansion of
22 the University of Scranton and tonight he
23 has agreed to provide a more detailed
24 analysis.

25 Now, some on council may tell you

1 this is a distraction from the issue at
2 hand, when it reality that is not the
3 purpose of presentation. The public is owed
4 an accurate account of the University's
5 expansion and its cost to Scranton taxpayers
6 among other pertinent items of information,
7 particularly since the local newspaper is
8 blatantly biased toward the University and
9 fails to print all facts regarding its
10 development, expansion and actions against
11 the city and it's taxpayers.

12 Of course, that is very
13 understandable because the owners of the
14 newspaper, I believe, sit on their board and
15 have been honored at a lovely dinner in New
16 York City by the University of Scranton for
17 their contributions to the University and
18 this city, so certainly their bias is quite
19 understandable.

20 But, on the other hand, we have been
21 told time and time again that the University
22 is the premier economic engine of the City
23 of Scranton, that the City of Scranton could
24 not stand without -- financially stand
25 without the contributions of the University

1 and it is an exemplary educational
2 institution. We hear that University
3 students invest millions in our city each
4 week. That may be the case, but that report
5 is produced by the University of Scranton.

6 I can say just very quickly, I'm a
7 mother of four grown children. I sent my
8 children to Boston College, Bucknell
9 University, Dickenson College, Elizabethtown
10 College, and I can tell you they didn't have
11 money like that to spend when they were in
12 school and they worked in work study, and
13 that money was used to help pay their books
14 and fees, and the only purchases they made
15 were in the bookstore because they wanted
16 the paraphernalia, the clothing, etcetera,
17 that was offered by their university of
18 which they were so proud. I made a
19 purchases there as well because I was very
20 proud to have my children attending and
21 graduating from those prestigious
22 post-secondary institutions, but they
23 received no money from me and they have no
24 money to be doing business in Boston and
25 Lewisburg and Harrisburg, there simply was

1 no money.

2 The money was going to the school
3 for tuition and, believe me, I had large
4 parental contributions and I had at one time
5 three children in college simultaneously, so
6 I have to wonder, you know, are there many
7 people like me who are -- and I'm better off
8 than a lot of the other people in our city,
9 but are there other middle income people
10 like me, although, I'm no longer middle
11 income, but at that time I was, who want to
12 give their children the very best education
13 possible, but in doing so, you know, don't
14 have the ability to bank roll them when they
15 go off to college so they can go shopping
16 and they can eat in every restaurant and go
17 to the movies and etcetera, etcetera,
18 etcetera. I think there is a lot of us that
19 just don't have those funds.

20 But setting all of that aside, what
21 I'd like to do now is give my time for
22 motions and comments to Solicitor Hughes for
23 this very important presentation, and I'm
24 going to reserve my comments regarding the
25 demolition of Leahy Hall until the Seventh

1 Order portion of our meeting. Attorney
2 Hughes?

3 MR. HUGHES: Thank you, Madam
4 President. I'm going to have to move this
5 over, I don't if the public can see this,
6 but there is many questions that have come
7 up over the past several years, I think
8 since I have been here, from the public
9 regarding the University of Scranton. We're
10 going to move this over so council and the
11 public can see the maps and my documents and
12 exhibits.

13 I think I'll start with my
14 conclusion first, I'll set the framework for
15 it so that everybody will understand what I
16 will be talking about and, unfortunately,
17 I'll refer to -- I'm so used to talking
18 about exhibits, I'm calling this Exhibit 1
19 and this one Exhibit 2, and, unfortunately,
20 on Exhibit 1 the light blue colors cannot be
21 seen too well, but looking at Exhibit 1,
22 that will be the first thing I'll talk about.

23 As I said, the University of
24 Scranton wouldn't be what it is today if it
25 were not for the City of Scranton. The City

1 of Scranton really created it, created the
2 blueprint for it, the footprint for it and
3 created the institutional zone where it is.
4 It all started in 1941, actually December
5 17, 1941, when Worthington Scranton,
6 Governor Scranton's father donated the
7 Scranton estate for \$1 to Bishop Haffey, and
8 that's that area right there. To get
9 oriented on this, this is Mulberry Street
10 going north up to the CMC, this is McKenna
11 Court, this is Linden Street, Clay Avenue,
12 Webster Avenue, this is what's known as
13 ridge row. This area right in here has been
14 reconfigured over the years. Originally, I
15 remember it is as a kid, used to be the
16 Spruce Street bridge that went over the
17 railroad tracks. Now there is a viaduct
18 underneath the railroad tracks so in going
19 through the deeds a lot of this area has all
20 been substantially changed as often happens
21 in development.

22 But December 17, 1941, Worthington
23 Scranton and his wife gave to Bishop Haffey,
24 his trustee, their estate here in downtown
25 Scranton. That was the beginning of the

1 University of Scranton that was located, I
2 think there was one building on Wyoming
3 Avenue.

4 From 1941 until 1950 -- actually
5 1964 I'm not too familiar with what happened
6 there, I was a kid going to Central and to
7 Penn State, but in 1964 there had to be
8 many, many meetings between representatives
9 of the City of Scranton, the University of
10 Scranton to set a foundation, a footprint
11 for the University of Scranton to expand and
12 what happened was the City of Scranton
13 adopted what's called Pennsylvania 108 Urban
14 Redevelopment Plan called the University
15 Plan.

16 And what was agreed to was that the
17 city planning commission, first step in any
18 redevelopment plan is that the city's
19 planning commission must hire experts to
20 come in to do structural building surveys,
21 develop a plan as to whether an area should
22 be redeveloped.

23 The city planning commission hired
24 experts, came in, made a proposal for what
25 was called the University Plan, went to the

1 Scranton Redevelopment Authority for review,
2 I don't know what happened there, all of the
3 documents are missing, they no longer exist,
4 then the Redevelopment Plan would have to
5 come to the city council to the city for an
6 ordinance, three readings, there has to be a
7 public hearing, and ultimately the
8 University plan was adopted. The boundary,
9 the maps were not attached to the deed.
10 This is recorded in 1964 in Lackawanna
11 County Record Book 644, page 121, I believe
12 it is.

13 The description for the footprint of
14 the University of Scranton started at the
15 corner of Mulberry Street and Clay Avenue.
16 It came down to McKenna Court, down -- which
17 is right after Monroe Avenue, and it's
18 in-between Monroe and Madison. This is
19 Madison, came down the court, down Linden
20 Street a half a block, continued onto the
21 diagonal of Madison Avenue by the Scranton
22 Estate, stopped before ridge row, came
23 around two properties in this area, went
24 around what's called Platte Avenue, and then
25 up ridge row to Webster Avenue, Webster

1 Avenue over to Linden Street, Linden Street
2 down to Clay and Clay back out.

3 The City of Scranton in the Urban
4 Redevelopment Plan changed the zoning
5 because this was an "R" zone, this entire
6 zone was a residential zone. They changed
7 to area to an institutional educational
8 zone, provided for the zoning so that
9 buildings could be built, dormitories, class
10 buildings, classrooms, other buildings for
11 educational purposes, set forth the limits
12 of the building, setback requirements,
13 things like this was all in the plan.

14 The plan was approved by HUD,
15 Housing and Urban Development in 1974. The
16 funds were provided as follows: 75 percent
17 from HUD, 12 1/2 percent from the
18 Commonwealth of Pennsylvania, and 12 1/2
19 percent local funds. Unfortunately, I don't
20 know how many tens of millions of dollars
21 were invested in this, but the City of
22 Scranton had -- their contribution had to be
23 in the millions of dollars because all of
24 the properties in this area, except the
25 Kaplan House and originally the House of

1 Detention that was referred to before, was
2 owned by the county. They were properties
3 not to be acquired.

4 Scranton Redevelopment Authority
5 condemned all of the residences, businesses
6 within this area. They demolished the
7 properties. They had to pay the estimated
8 just compensation. They had to pay tenant
9 relocation, owner relocation, and then they
10 demolished the buildings and gave the
11 University of Scranton a clear site to
12 construct on.

13 If it weren't for the University
14 Plan the University of Scranton never could
15 have expanded beyond the Scranton Estate
16 because this was a residential zone. They
17 would have had to have variances or have the
18 area rezoned. This was all done the city
19 and when they adopted the University Plan,
20 so that's the footprint.

21 Now the University of Scranton they
22 have all of this land, we see all of these
23 light blue areas all over here. They put a
24 dormitory in this area, which is an R-2
25 zone, they got a use variance, which is

1 outside of the University zone. Use
2 variances very difficult to get. Use
3 variances are often reversed on appeal, but
4 they did get a use variance to construct a
5 dormitory there on that side and that's
6 there is a small area that's a commercial
7 zone, the rest of it is all residential.
8 Over the years they have acquired all of
9 these other properties and that's pretty
10 much it for this exhibit.

11 Exhibit 1 you can take a closer look
12 at it, you can see how it's expanded and how
13 it's mushroomed out of the area that it is
14 originally the University district.

15 We then go to this exhibit, this
16 exhibit sets forth in various columns all of
17 the properties acquired by the University of
18 Scranton since 1954 up through 2009. It
19 says the assessed value of all of those
20 properties, it does not include the Scranton
21 Estate or any other properties acquired
22 before between 1941 and 1954. The total
23 value, the assessed value for tax purposes,
24 real estate tax purposes, that have been
25 taken off the tax rolls is over \$20 million

1 of real estate tax.

2 The total assessed value as of this
3 year in real estate taxes in the City of
4 Scranton is \$357,000. There is over 167 --
5 I mean, I'm sorry million, 357 million.
6 There is over 180 million of tax exempt
7 properties. The total assessed value with
8 all nonprofits included is over \$550
9 million. Nonprofits in the City of Scranton
10 have one-third of your tax base is exempt.
11 Now, that includes governments, it includes
12 universities, hospitals and all other
13 nonprofits, so that one-third of the tax
14 base in the City of Scranton right now is
15 tax exempt. Of that one-third the
16 University of Scranton comprises 21 percent
17 of the tax exempt base of all of those tax
18 exempt properties.

19 These columns starting in 1992
20 running across here from 1992 over to 2009,
21 show the cumulative effect of the real
22 estate taxes lost to both the city, the
23 county and the school district. They go
24 from \$1 million year to \$2 million a year
25 here, the total over that time period is \$26

1 million that has been lost from 19 -- only
2 from 1992 up to 2009.

3 In the last three years when you
4 look at what was acquired by the University
5 of Scranton from 2010 to 2012 it was over
6 \$5,128,600 of assessed value of real estate
7 taken off the tax rolls just in those three
8 years. That amounts to a total of
9 \$25,411,260 of assessed value lost to the
10 City of Scranton on a tax basis.

11 One thing to remember that's only
12 real estate taxes. In this residential area
13 every time these residents were condemned by
14 the Scranton Redevelopment Authority and
15 demolished those people -- the city lost
16 earned income tax, all of the businesses
17 that were taken put out of business who
18 didn't relocate lost mercantile taxes, so
19 it's far beyond the amount of the real
20 estate taxes, just real estate taxes, that
21 the city has lost.

22 When the city adopted the
23 Redevelopment Plan in 1964 its population
24 was 111,499 people in the 1960 census. In
25 the last census, it's a little bit over

1 77,000, so we have lost almost 40,000 -- a
2 good 35,000 residents in that time period.

3 So while the University of Scranton
4 since 1964 has greatly expanded, the city
5 has contracted it's tax base, it's tax base
6 has contracted, the population has
7 contracted and it's taken over \$25 million
8 of real estate taxes off -- or assessed
9 value for real estate tax purposes off of
10 the tax rolls.

11 When you look at the budget of the
12 University of the Scranton it's budget, and
13 this is right from their 990 tax return
14 filed for the Year 2012, they are on a
15 fiscal year basis, June 1 to May 31, so this
16 was their filing with the Internal Revenue
17 Service as of June -- I'm sorry, as of May
18 31, 2012, they have revenue of \$212 million.
19 They have expenses of \$197 million. They
20 had a profit, although, they don't call it a
21 profit because it's a nonprofit, of \$16
22 million. That's after the payment of all
23 their expenses they had \$16 million left
24 over.

25 What's really significant about that

1 \$16 million is the fact that \$5 million of
2 that \$16 million comes from just the
3 interest they have in their dividends on
4 their investment portfolio. They got over
5 \$5 million a year off interest in dividends
6 on their investments.

7 So that the City of Scranton, while
8 it's losing their tax revenue, the
9 University of Scranton pays the city for the
10 diminution of it's tax base \$170,000 a year
11 when they have a profit of \$16 million a
12 year, although, they don't like to talk
13 about a profit.

14 All of this can be gathered on a
15 website called Geigstar.com. You can look
16 it up on Geigstar.com, the whole financial
17 structure of the University of Scranton is
18 there, so that right now from a real estate
19 tax base standpoint with the \$25 million
20 that has been taken off the assessed value
21 of the real estate that has reduced the
22 city's tax base since 1954 by 6 1/2 percent.
23 As of today that's 1/16 of the tax base in
24 the city has been taken by the University of
25 Scranton and is now nontaxable.

1 That's the position that the city is
2 in. You look at the budget, I have no idea
3 what the budget of the City of Scranton was
4 in 1964 when the University Plan was adopted
5 for that footprint, I have no idea what the
6 University of Scranton budget was in 1964, I
7 believe they had one classroom, it was a
8 building here that was built before the
9 University Plan was adopted, I don't know
10 where they had other classrooms in this
11 area, but their budget today of \$212 million
12 is almost -- it is 243 percent higher than
13 the City of Scranton's budget of \$81
14 million.

15 The actual budget was adopted by
16 council this year was I think it was \$111
17 million, however, that included \$25 million
18 of nonrecurring income from bond financing
19 to pay the police and firemen arbitration
20 award. They put that in the budget even
21 though it's not income, that has to be
22 backed out, so when that's backed out what
23 the city's budget is, I forget exactly, I
24 have it here somewhere, but the city's
25 budget is really \$85 million even though it

1 says it's \$111 million in the budget figure.

2 So when you look at the University
3 of Scranton -- well, then, in addition the
4 cooperation with the city, the University of
5 Scranton wanted a campus-like atmosphere,
6 the city came in, they vacated Linden Street
7 from Monroe Avenue all the way up to
8 Webster, they vacated Clay Avenue between
9 Mulberry Street and Linden Street to provide
10 a campus setting so there is no traffic
11 within that area. All of this was done by
12 the city without any request for
13 consideration from the University of
14 Scranton.

15 As to this building, this dormitory
16 on the other side, two years ago the
17 University of Scranton requested the city to
18 convey the air rights so it could be one
19 building instead of two. Mrs. Evans,
20 Mr. Loscombe and myself met with Father
21 Pilarz, we said we would sell the air rights
22 from a lower elevation starting at the first
23 floor to an upper limitation elevation at
24 the top of the building, which I think was
25 seven stories, which could not be built in a

1 residential zone, it was. We said, "We will
2 sell you the air rights for a quarter of a
3 million dollars, increase your allocation to
4 the City of Scranton from \$175,000 a year to
5 \$230,000 -- \$220,000 a year over five
6 years."

7 We were told, no, we will build that
8 building instead of giving the City of
9 Scranton a quarter of a million dollars for
10 the air rights would build it as two
11 buildings. That's why there is two
12 buildings there instead of one unified
13 building.

14 That's pretty much the history how
15 the University of Scranton what its
16 footprint was, how the city ended up
17 adopting the University Plan, got the money
18 to acquire all of these properties, pay
19 relocation expenses, have them demolished,
20 convey the property and buildable conditions
21 to the University of Scranton put buildings
22 on at a much lower price than what is cost
23 to acquire them.

24 I don't have the exact figures as to
25 how much the City of Scranton has invested

1 in the University plan, as I said, those
2 records are gone, but that's pretty much the
3 history of the footprint and how it's
4 greatly expanded over into all of this
5 entire residential area with parking lots,
6 with the dormitories, seven stories high in
7 the residential zone, and with this showing
8 the economic effect on a reduction of the
9 real estate taxes to both the city and
10 school district and the county. I didn't
11 have time to update this, that's why it's
12 all broken.

13 MS. EVANS: Attorney Hughes, do you
14 have any comments regarding what procedures
15 might be followed in other municipalities
16 such as Baltimore or Providence, Rhode
17 Island, with regard to the expansion of
18 their colleges and universities?

19 MR. HUGHES: Providence, Rhode
20 Island was on the verge of the bankruptcy.
21 They are in a very precarious financial
22 position due to the large amount of tax
23 exempt properties, mostly Brown University,
24 Johnstonville's College, other colleges. I
25 think there is other colleges in this area.

1 The mayor met with the Universities, and
2 they have committed sizable payments in lieu
3 of taxes because of the destruction of the
4 tax base that they've had on Providence.
5 The same thing has happened in Baltimore
6 where John Hopkins University, John Hopkin's
7 hospital, Loyola University have come in and
8 contributed from almost nothing to I believe
9 it's over close to \$10 million a year to
10 start with to help them with their budget.

11 What happened there in Baltimore was
12 that they were to going to put a bed tax on
13 each hospital bed to raise revenue and
14 because of that John Hopkins University and
15 the other hospitals came in and really gave
16 significant increases in their money, but
17 they recognized the impact that they have
18 had on the destruction of the tax base and
19 that the city's today, you know, while they
20 are economically healthy and the city is in
21 desperate need of money, Baltimore,
22 Providence and throw Scranton into that,
23 that they requested their goal -- or that
24 they recognized what would happen if those
25 cities went bankrupt and have significantly

1 increased their PILOT contributions.

2 I don't have the exact figures but I
3 do know from experience I do know that both
4 Providence and Baltimore that the charitable
5 institutions and nonprofits have, you know,
6 created -- or have given substantial
7 contributions.

8 MS. EVANS: Yes, I have a bit of
9 information here about Baltimore, just one
10 paragraph, "Keep in mind, also, John
11 Hopkin's already pays almost \$10 million a
12 year in taxes and fees to the city. The
13 current energy and telecom taxes are about
14 to be increased as was mentioned. Parking
15 and hotel taxes and any even property taxes
16 on property not used for exempt purposes."

17 "We also --" that's John Hopkins --
18 "indirectly pay property taxes on the
19 properties that we rent. We pay rent to the
20 landlords, we pay property taxes to the
21 city.

22 MR. HUGHES: One thing that's not
23 shown on Exhibit 1 over here is the South
24 Side Complex, which the city gave to the
25 Redevelopment Authority. The Redevelopment

1 Authority sold it to the University of
2 Scranton, and it's supposedly the city was
3 suppose to have use of that, but nothing has
4 ever happened with that yet seeing we never
5 got the revenue the Redevelopment Authority
6 did.

7 MR. LOSCOMBE: If I may add to that,
8 just a few items. In 2009-2010, the
9 University was a recipient of over \$11
10 million in RACNE grant from the state
11 towards the signs center and the Mulberry
12 corridor and right now there is an
13 application for \$8 million for the South
14 Side Complex through RACNE pending through
15 the county.

16 MS. EVANS: So that would be our
17 state and federal taxes.

18 MR. LOSCOMBE: That's our state
19 through the county and it's --

20 MS. EVANS: Supporting that
21 development.

22 MR. LOSCOMBE: Correct, supporting
23 it and \$8 million for the South Side Complex
24 is on the table right now.

25 MS. EVANS: Well, I think that may

1 date back to 2003 or 2004 and all of these
2 years nothing has been done with it.

3 MR. LOSCOMBE: What's that?

4 MS. EVANS: The South Side Complex.

5 MR. LOSCOMBE: No, it's A current
6 2013 application.

7 MS. EVANS: Okay. So after this --

8 MR. LOSCOMBE: It's on the website
9 also.

10 MS. EVANS: So after the ten-year
11 period of nothing having been done now they
12 will obtain state grant for whatever
13 purpose.

14 MR. HUGHES: I do know the
15 University of Scranton says it's campus
16 comprises 54 acres. I don't know what that
17 is, but it's 54 acres in the Hill Section of
18 Scranton. I was just looking here on their
19 2012 tax return ending May 31, 2012, they
20 have government grants of \$6 million,
21 investment income of two and a quarter
22 million dollars, and their net gain, their
23 profit, was \$16,271,431. That's all I have
24 on the presentation.

25 MS. EVANS: Well, thank you very

1 much for that informative and educational
2 presentation.

3 MR. HUGHES: As I said, I started my
4 conclusion at the beginning. I just would
5 like to state that if it weren't for the
6 cooperation of the City of Scranton and the
7 adopting the University Plan, the University
8 of Scranton as it exists right now would not
9 exist. The only way that that could have
10 been done is with the city going out and
11 through it's agencies, the Planning
12 Commission, the Scranton Redevelopment
13 Authority adopting a Urban Redevelopment
14 Plan Pennsylvania 108 for the University
15 plan giving it the special zoning within
16 that footprint and condemning, taking all of
17 these buildings, paying the owners estimated
18 just compensation, all of the relocation
19 expenses and creating a suitable building
20 site ready to build, vacating portions of
21 Linden Avenue and Clay Avenue, so it was --
22 the City of Scranton has really cooperated
23 with the University of Scranton
24 administration going back into the early
25 60's and putting the University Plan

1 together, acquiring the properties and
2 deeding it over to the University of
3 Scranton.

4 MS. EVANS: Yes, and I think it's --
5 and this is completely unrelated to the
6 issue before council tonight and the
7 demolition of Leahy Hall, that's a matter of
8 the historical preservation versus progress,
9 but I think to put it very simply it would
10 seem that in those early years we could look
11 at the University as an infant, a very young
12 child, and the City of Scranton was an
13 adult, prosperous adult at the time, who
14 nurtured along this infant and young child,
15 helped it grow, helped it prosper and the
16 years passed and now it is the University
17 that is the prosperous adult and it is the
18 city who is more like the older individual
19 on social security on a fixed income who is
20 running out of the money for food to eat,
21 running out of money to purchase
22 prescription drugs, you know, and unable to
23 purchase that supplemental insurance that's
24 going to help you if you are ill and you
25 need to be hospitalized.

1 thing, I forgot I did have another thing
2 that I totally forget about it and it comes
3 in with the motion that was previously
4 passed, up through the middle of July of
5 this year, that's 6 1/2 months, Scranton
6 Fire Department has had 17 responses to the
7 University of Scranton, including I think it
8 was one where there were 11 or 16 kids in
9 the elevator, jammed into the elevator and
10 it was stuck between floors so the Scranton
11 Fire Department had to evacuate them. I
12 think it was 11 rather than 16. They had
13 other false alarms, other things like, you
14 know, with the alarms going off because
15 toast burned, but all of the fire apparatus
16 has to go out --

17 MS. EVANS: Right.

18 MR. HUGHES: -- and the hook and
19 ladders and everything else, so that that
20 comes to almost the fire response of 3 1/2
21 per month, it's almost not quite once a
22 week, but it's not too far from it. That is
23 17 or over 6 1/2 months, that's up through
24 the middle of July, so that's 3 1/2
25 responses by the police department -- I

1 mean, by the Fire Department per month.

2 MS. EVANS: And what would the cost
3 of that be?

4 MR. HUGHES: I think 17 -- there is
5 a \$17,000 bill, at least, that might be what
6 it is, and I don't know how many false alarms,
7 but I didn't have all of the documentation,
8 but there were false alarms in there, there
9 were some there were so minor, like I said,
10 the toast burning and the fire alarm goes
11 off and the fire department goes out. I
12 don't know if they consider that a false
13 alarm, but, you know, when you have I think
14 one time I believe was 11 students jammed
15 into the elevator and the elevator got stuck
16 between the floors, Scranton Fire Department
17 had to be there to evacuate them. Now,
18 that's not fire, but anyway, that's the fact
19 and how much the city Fire Department
20 responds. It's not quite once per week, but
21 it's not too far from it.

22 MS. EVANS: Thank you. Mrs. Krake.

23 MS. KRAKE: 5-B. NO BUSINESS AT
24 THIS TIME.

25 SIXTH ORDER. NO BUSINESS AT THIS

1 TIME.

2 SEVENTH ORDER. 7-A. FOR
3 CONSIDERATION BY THE COMMITTEE ON RULES -
4 FOR ADOPTION - FILE OF COUNCIL NO. 41, 2013
5 - APPROVING THE TRANSFER OF A RESTAURANT
6 LIQUOR LICENSE CURRENTLY OWNED BY GREAT
7 UNCLE PETER'S, LLC, 1582 NEWTON RANSOM
8 BOULEVARD, CLARKS SUMMIT, PA 18411 (NEWTON
9 TOWNSHIP) LICENSE NO. R-2782 TO TERRA PRETA,
10 LLC FOR USE AT 222 WYOMING AVENUE, SCRANTON,
11 PA AS REQUIRED BY THE PENNSYLVANIA LIQUOR
12 CONTROL BOARD.

13 MS. EVANS: As Chair for the
14 Committee on Rules, I recommend final
15 passage of Item 7-A.

16 MR. JOYCE: Second.

17 MS. EVANS: On the question? Roll
18 call, please?

19 MS. MARCIANO: Mr. McGoff.

20 MR. MCGOFF: Yes.

21 MS. MARCIANO: Mr. Rogan.

22 MR. ROGAN: Yes.

23 MS. MARCIANO: Mr. Loscombe.

24 MR. LOSCOMBE: Yes.

25 MS. MARCIANO: Mr. Joyce.

1 MR. JOYCE: Yes.

2 MS. MARCIANO: Mrs. Evans.

3 MS. EVANS: Yes. I hereby declare
4 Item 7-A legally and lawfully adopted.

5 MS. KRAKE: 7-B. FOR CONSIDERATION
6 BY THE COMMITTEE ON FINANCE - FOR ADOPTION
7 -FILE OF COUNCIL NO. 42, 2013 - AUTHORIZING
8 THE MAYOR AND OTHER APPROPRIATE CITY
9 OFFICIALS OF THE CITY OF SCRANTON TO ACCEPT
10 AND DISBURSE GRANT FUNDS FROM THE
11 PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY,
12 VOLUNTARY FIRE COMPANY AND VOLUNTEER
13 AMBULANCE SERVICES GRANT AWARDED TO
14 THE CITY OF SCRANTON FIRE DEPARTMENT.

15 MS. EVANS: What is the
16 recommendation of the Chair for the
17 Committee on Finance?

18 MR. JOYCE: As Chairperson for the
19 Committee on Finance, I recommend final
20 passage of Item 7-B.

21 MR. ROGAN: Second.

22 MS. EVANS: On the question? Roll
23 call, please?

24 MS. MARCIANO: Mr. McGoff.

25 MR. MCGOFF: Yes.

1 MS. MARCIANO: Mr. Rogan.

2 MR. ROGAN: Yes.

3 MS. MARCIANO: Mr. Loscombe.

4 MR. LOSCOMBE: Yes.

5 MS. MARCIANO: Mr. Joyce.

6 MR. JOYCE: Yes.

7 MS. MARCIANO: Mrs. Evans.

8 MS. EVANS: Yes. I hereby declare
9 Item 7-B legally and lawfully adopted.

10 MS. KRAKE: 7-C. FOR CONSIDERATION
11 BY THE COMMITTEE ON FINANCE- FOR ADOPTION -
12 FILE OF COUNCIL NO. 43, 2013 - AUTHORIZING
13 THE MAYOR AND OTHER APPROPRIATE CITY
14 OFFICIALS TO DISBURSE THIRTY THOUSAND
15 DOLLARS (\$30,000.00) FROM THE ACCOUNT INTO
16 WHICH REPAYMENT OF URBAN DEVELOPMENT ACTION
17 GRANTS (UDAG) ARE DEPOSITED (UDAG REPAYMENT
18 ACCOUNT) FOR THE CONNELL PARK AND NOVEMBRINO
19 SWIMMING POOLS TO BE OPENED IN TIME FOR THE
20 2013 SWIM SEASON.

21 MS. EVANS: What is the
22 recommendation of the Chairperson for the
23 Committee on Finance?

24 MR. JOYCE: As Chairperson for the
25 Committee on Community Development, I

1 recommend final passage of Item 7-C.

2 MR. ROGAN: Second.

3 MS. EVANS: On the question? Roll
4 call, please?

5 MS. MARCIANO: Mr. McGoff.

6 MR. MCGOFF: Yes.

7 MS. MARCIANO: Mr. Rogan.

8 MR. ROGAN: Yes.

9 MS. MARCIANO: Mr. Loscombe.

10 MR. LOSCOMBE: Yes.

11 MS. MARCIANO: Mr. Joyce.

12 MR. JOYCE: Yes.

13 MS. MARCIANO: Mrs. Evans.

14 MS. EVANS: Yes. I hereby declare
15 Item 7-C legally and lawfully adopted.

16 MS. KRAKE: 7-D. FOR CONSIDERATION
17 BY THE COMMITTEE ON COMMUNITY DEVELOPMENT -
18 FOR ADOPTION - FILE OF COUNCIL NO. 44, 2013
19 - CREATING AND ESTABLISHING SPECIAL CITY
20 ACCOUNT NO. 02.229606 ENTITLED "PAVING
21 PROJECT PENNSYLVANIA GAMING ACT" FOR THE
22 RECEIPT AND DISBURSEMENT OF THE COMMONWEALTH
23 OF PENNSYLVANIA ACTING THROUGH THE
24 COMMONWEALTH FINANCING AUTHORITY FOR A LOCAL
25 SHARE ACCOUNT GRANT IN THE AMOUNT OF

1 \$2,044,000.00 FOR PAVING THE STREETS
2 THROUGHOUT THE CITY OF SCRANTON.

3 MS. EVANS: What is the
4 recommendation of the Chairperson for the
5 Committee on Community Development?

6 MR. ROGAN: As Chairperson for the
7 Committee on Community Development, I
8 recommend final passage of Item 7-D.

9 MR. JOYCE: Second.

10 MS. EVANS: On the question? Roll
11 -- oh, I'm sorry.

12 MR. MCGOFF: I know that Mr. Rogan I
13 believe had asked for a list of the streets
14 that would be paved, did we receive it?

15 MS. EVANS: Not to my knowledge.

16 MR. ROGAN: Not as of yet and
17 hopefully, I think it's, as we all said,
18 that hopefully the administration and the
19 department head will take council's input as
20 well because there are many streets that we
21 have been getting calls about for years.

22 MS. EVANS: Roll call, please?

23 MS. MARCIANO: Mr. McGoff.

24 MR. MCGOFF: Yes.

25 MS. MARCIANO: Mr. Rogan.

1 MR. ROGAN: Yes.

2 MS. MARCIANO: Mr. Loscombe.

3 MR. LOSCOMBE: Yes.

4 MS. MARCIANO: Mr. Joyce.

5 MR. JOYCE: Yes.

6 MS. MARCIANO: Mrs. Evans.

7 MS. EVANS: Yes. I hereby declare

8 Item 7-D legally and lawfully adopted.

9 MS. KRAKE: 7-E. FOR CONSIDERATION
10 BY THE COMMITTEE ON COMMUNITY DEVELOPMENT -
11 FOR ADOPTION -RESOLUTION NO. 34, 2013
12 - ACCEPTING THE RECOMMENDATION OF THE
13 HISTORICAL ARCHITECTURE REVIEW BOARD
14 ("HARB") AND APPROVING THE CERTIFICATE OF
15 APPROPRIATENESS FOR QUAD THREE GROUP, INC.,
16 ARCHITECTS, 37 NORTH WASHINGTON STREET,
17 WILKES-BARRE, PENNSYLVANIA FOR MASONRY
18 RECONSTRUCTION OF THE COPING STONES OF
19 ELEVEN DORMERS AND FOUR GABLE ENDS;
20 RESTORATION OF TWO CHIMNEYS; VINE STREET
21 PORCH AREA FLASHED, REASSEMBLED AND
22 REPOINTED; ENTIRE BUILDING FAÇADE
23 REPOINTED AND CLEANED; REMOVAL OF COPPER
24 GUTTERS AND LIGHTNING PROTECTION DURING
25 MASONRY RESTORATION AND REINSTALLATION TO

1 ORIGINAL LOCATIONS; REMOVAL AND REPLACEMENT
2 OF BASEMENT AWNING-TYPE WINDOWS AND FRAMES
3 WITH HOPPER-TYPE WOOD AND BLACK ALUMINUMCLAD
4 WINDOWS; REMOVAL OF WROUGHT-IRON SNOW GUARDS
5 ALONG ROOF PERIMETER, TO BE SANDBLASTED AND
6 RECEIVE NEW STAINLESS STEEL PINS AND BLACK
7 POWDER-COATED FINISH AND REINSTALLATION TO
8 ORIGINAL LOCATION; DIX COURT EAST GABLE ROSE
9 WINDOW MASONRY FRAMEWORK RECONSTRUCTION;
10 REMOVAL OF STAINED GLASS AND REINSTALLATION
11 FOLLOWING MASONRY RESTORATION; PROPOSED NEW
12 CONSTRUCTION IS LIMITED TO A FREESTANDING
13 STONE MONUMENT SIGN WITH BRONZE PLAQUE;
14 EXISTING FENCING AND GATES TO BE REPAIRED
15 AND REFURBISHED TO ORIGINAL CONDITION AND
16 SUPPORT PIERS REPOINTED; AT THE ALBRIGHT
17 MEMORIAL LIBRARY, 500 VINE STREET, SCRANTON,
18 PENNSYLVANIA.

19 MS. EVANS: What is the
20 recommendation of the Chairperson for the
21 Committee on Community Development?

22 MR. ROGAN: As Chairperson for the
23 Committee on Community Development, I
24 recommend final passage of Item 7-E.

25 MR. JOYCE: Second.

1 MS. EVANS: On the question? Roll
2 call, please?

3 MS. MARCIANO: Mr. McGoff.

4 MR. MCGOFF: Yes.

5 MS. MARCIANO: Mr. Rogan.

6 MR. ROGAN: Yes.

7 MS. MARCIANO: Mr. Loscombe.

8 MR. LOSCOMBE: Yes.

9 MS. MARCIANO: Mr. Joyce.

10 MR. JOYCE: Yes.

11 MS. MARCIANO: Mrs. Evans.

12 MS. EVANS: Yes. I hereby declare
13 Item 7-E legally and lawfully adopted.

14 MR. ROGAN: I would like to make a
15 motion to take Resolution 31 of 2013 from
16 the table.

17 MR. MCGOFF: Second.

18 MS. EVANS: On the question?

19 MR. ROGAN: Yes, this is the Leahy
20 Hall, HARB issue, with the University of
21 Scranton.

22 MS. EVANS: All those in favor
23 signify by saying aye.

24 MR. MCGOFF: Aye.

25 MR. ROGAN: Aye.

1 MR. LOSCOMBE: Aye.

2 MR. JOYCE: Aye.

3 MS. EVANS: Aye. Opposed? The ayes
4 have it and so moved.

5 MS. KRAKE: 7-F. FOR CONSIDERATION
6 BY THE COMMITTEE ON COMMUNITY DEVELOPMENT -
7 FOR ADOPTION - RESOLUTION NO. 31, 2013 -
8 (PREVIOUSLY TABLED) ACCEPTING THE
9 RECOMMENDATION OF THE HISTORICAL
10 ARCHITECTURE REVIEW BOARD ("HARB") AND
11 APPROVING THE CERTIFICATE OF APPROPRIATENESS
12 FOR THE UNIVERSITY OF SCRANTON, 800 LINDEN
13 STREET, SCRANTON, PENNSYLVANIA, FOR
14 DEMOLITION OF LEAHY HALL; TO INCLUDE
15 COURTESY REVIEW BY THE HARB FOR PUBLIC
16 INCORPORATION OF THE LINDEN STREET PORTICO;
17 PUBLIC RECOGNITION OF THE 1907 BUILDING VIA
18 EXHIBIT PHOTO AND TEXT, INCLUDING
19 ACKNOWLEDGEMENT OF THE YWCA BUILDING AND ITS
20 ROLE IN THE CITY; AT 630 LINDEN STREET AND
21 235 JEFFERSON AVENUE, SCRANTON,
22 PENNSYLVANIA.

23 MR. LOSCOMBE: I would like to make
24 a motion to amend 7-F per the following:

25 After the now, therefore clause

1 insert, "The City of Scranton shall not
2 issue the demolition permit for the YWCA
3 building, Leahy Hall, until there is a final
4 non-appealable Court order authorizing the
5 zoning variance."

6 MS. EVANS: We have a motion on the
7 table, is there a second? I'll second it.
8 On the question?

9 MR. ROGAN: Yes, on the question.
10 Again, I think this is another attempt to
11 detach a poison pill to this piece of
12 legislation. Non-appealable in a legal
13 sense would be it could go to the Supreme
14 Court?

15 MS. EVANS: Attorney Hughes?

16 MR. HUGHES: That would be correct.
17 No, here is what would happen, the Court of
18 Common Pleas makes a decision, either party
19 would have 30 days to appeal to the
20 Commonwealth Court, it would go to the
21 Commonwealth Court, the Commonwealth Court
22 from the time they receive it their
23 scheduling order comes out ordinarily with a
24 briefing schedule, argument and everything
25 I'd say generally eight to the months after

1 the decision from the Court of Common Pleas
2 if the appeal would be taken.

3 From that decision it would be 30
4 days to file a petition for allowance of
5 appeal to the Commonwealth Court -- or to
6 the Supreme Court of the Pennsylvania.
7 There is no automatic right of appeal of the
8 decision. The Supreme Court would then have
9 to determine whether it would accept the
10 appeal. Once they deny the appeal that
11 would be the final non-appealable order,
12 assuming that either party would take that
13 appeal from the Court of Common Pleas.

14 However, if the decision of the
15 zoning board would be overturned by the
16 Court of Common Pleas then it would the
17 zoning board take an appeal to the
18 Commonwealth Court, I have no idea what that
19 is, you know, what their position would be.
20 If the Court of Common Pleas would affirm
21 the order of the Scranton Zoning Hearing
22 Board, of course, the University of Scranton
23 would take an appeal, so that could probably
24 go out eight or the months after that and I
25 don't know what the argument is going to be,

1 I saw something in the paper, it might be in
2 early August argument, decision and then 30
3 days after that appeal it to the
4 Commonwealth Court assuming the University
5 of the Scranton would lose their appeal.

6 The only thing that this amendment
7 would do would make sure that the building
8 is not demolished and it's just a hole in
9 the ground, you know, until there is a final
10 non-appealable order. So if it would take a
11 year or two it would be that do you want to
12 wait until there is final non-appealable
13 order so that the building will remain in
14 position and not be demolished and have that
15 have half a block down to the court and over
16 to the other building, I think it's McGurrin
17 Hall, just have that lay fowl for whatever
18 period of time it is. I mean, that's what
19 the issue is on that.

20 MR. ROGAN: Thank you, Attorney
21 Hughes, for the explanation. Again, like I
22 said, if this passes then the non-appealable
23 can be a matter of years, you might as well
24 vote "no" on the project if you going to
25 vote "yes" on this amendment. It would

1 effectively kill the project.

2 MS. EVANS: Well, that would be
3 assuming that the zoning board would have a
4 budget large enough to sustain a continual
5 appeal process leading all the way to the
6 Supreme Court and that is contained in the
7 budget annual operating budget of the City
8 of Scranton and they do not have a budget to
9 support such measures.

10 MR. ROGAN: Certainly the last thing
11 that the city or the zoning board needs is
12 another Court case that goes to the Supreme
13 Court, we saw how that played out last time.

14 MS. EVANS: All those in favor
15 signify by saying aye.

16 MR. LOSCOMBE: Aye.

17 MS. EVANS: Aye. Opposed?

18 MR. MCGOFF: No.

19 MR. ROGAN: No.

20 MR. JOYCE: No.

21 MS. EVANS: The nos have it and it
22 is not amended.

23 What is the recommendation of the
24 Chair for the Committee on Community
25 Development?

1 MR. ROGAN: As Chairperson for the
2 Committee on Community Development, I
3 recommend final passage of Item 7-F in order
4 to increase jobs and spur economic
5 development in the City of Scranton.

6 MR. MCGOFF: Second.

7 MS. EVANS: On the question?

8 MR. ROGAN: Yes, on the question, I
9 would just like to make a few comments, and
10 I do appreciate Attorney Hughes'
11 presentation and I agree with every word he
12 said.

13 MR. HUGHES: Thank you.

14 MR. ROGAN: But none of it is
15 relevant to this issue. Demolition and
16 HARB, historical, none of that was mentioned
17 in the presentation. I do think it gives a
18 good glimpse of where we are and how we got
19 here, but I don't think in any way it's
20 relevant to this issue.

21 I actually think the argument of the
22 University of Scranton purchasing more land
23 and taking land off the tax rolls I think a
24 "no" vote on this legislation would be more
25 likely that that would happen. The

1 University of Scranton wants to build this
2 building. The best thing for the taxpayers
3 is they build it on their own property. By
4 voting for this legislation it does not take
5 one dime of taxable property off the tax
6 rolls, I want to that be very, very clear.

7 As I stated earlier or under
8 motions, I had a feeling from what many of
9 the speakers said and from the way the past
10 few weeks have gone that there would be a
11 lot of distractions, and although I agree
12 with everything that Attorney Hughes said
13 it's a completely legitimate issue that
14 needs to be discussed in the city it is not
15 relevant to this vote.

16 This vote is about accepting the
17 recommendation from HARB, whether we should
18 allow the University of Scranton to demolish
19 Leahy Hall and build a \$47 million project
20 that would create hundreds of jobs and bring
21 in revenue no the city or if we want to vote
22 against that.

23 I would like to thank Councilman
24 Joyce for his very thoughtful and very
25 accurate description of his thought process

1 and I agree with pretty much every point he
2 mentioned, and I would also like to thank
3 Councilman McGoff for driving home I think
4 11 hours from his vacation to make this
5 project a reality, and I'm very proud to
6 cast a "yes" vote for this and I'm very
7 happy that these jobs will be created and
8 it's definitely a win for the City of
9 Scranton.

10 MS. EVANS: I'd like to repeat some
11 of what I said earlier. Edward Langley was
12 a premier architect within the City of
13 Scranton at the turn of the century and
14 beyond. He was the principal architect for
15 the YWCA building, Kaplan House, Globe
16 Store, Scranton Life building, the Scranton
17 Club and was part of the design team of the
18 Scranton School for the deaf and Central
19 High School. Mr. Langley was a significant
20 part of Scranton's architectural history and
21 to minimize his impact on our city clearly
22 would be a mistake.

23 Now, there are other cities who are
24 wrestling with similar issues. According to
25 the Pittsburgh Post Gazette, the strip

1 district's historic produce terminal has
2 survived a first round before the city's
3 historic review commission intact. In a 3
4 to 0 vote with one abstention, the
5 commission gave preliminary approval on July
6 10 to the terminal's nomination as a city
7 historic structure. The decision deals a
8 blow to the plans of the Buncher Company,
9 which wants to demolish 535 feet of the
10 five-block long terminal as part of a
11 \$400,000 residential and office development
12 on the Allegheny riverfront.

13 If the commission gives final
14 approval to the designation and it's backed
15 by city council, it would make it much
16 harder for Buncher to follow through with
17 his plans. Buncher's vice president of real
18 estate said, "If the terminal ends of being
19 designated as a historic structure and the
20 western third can't be demolished it could
21 possibly kill the entire renovation."

22 In addition, and this is important,
23 this is not a proposed demolition of the
24 entire building. Two-thirds of it will
25 remain intact. Thus, in Pittsburgh where a

1 terminal has not yet even been declared
2 historic, a fight ensues to save that
3 important property even though two-thirds of
4 it will not be demolished.

5 However, in Scranton, some wish to
6 fully demolish a designated historic
7 building rather than renovating the
8 structure and preserving the history of our
9 city.

10 Also, sustainable development is
11 crucial for economic competitiveness.
12 Historic preservation is in and of itself
13 sustainable development.

14 Additionally, development without a
15 historic preservation component is not
16 sustainable according to Donavon Ripkema,
17 author of books and articles on economic and
18 preservation issues relating to
19 rehabilitation, community development and
20 commercial revitalization. He incidentally
21 received a master's of science degree in
22 historic preservation at Columbia
23 University.

24 Now, neither the University nor its
25 architects have ever produced documented

1 proof that renovation of the YWCA is
2 impossible and unaffordable and that
3 demolition is the only course of action. We
4 have heard a lot of talk about it, and even
5 Councilman Joyce claims he is spoke with
6 University representatives who told him, "Oh
7 yes, that's the way it is," but we have
8 never seen the documentation, and if the
9 problems related to the existing building
10 are so significant why then is the
11 University using the building for any
12 purpose, and how is the University able to
13 claim unaffordability of renovation when its
14 annual profits exceed \$16 million?

15 Finally, council received no
16 responses from John Moore, HARB chairman,
17 that were requested during the July 18
18 public caucus, something that was noticeably
19 absent tonight when the discussions of HARB
20 and the recollections of HARB were
21 discussed, I believe it was Mr. Scartelli,
22 voted on that recommendation.
23 Mr. Scartelli, according to the other HARB
24 members, has only attended two meetings
25 since he has been seated on that board.

1 Mr. Scartelli himself admitted that
2 he is done work for the University of
3 Scranton. He is a very well-known local
4 contractor and he receives contracts from
5 them, but he believes, and you and I have to
6 believe now, that he had no conflict of
7 interest in casting that vote and, you know,
8 ladies and gentlemen, I think I agree with
9 him now, because if he had no conflict of
10 the interest then I agree that Mr. McGoff
11 and Mr. Rogan have no conflict of either.

12 MR. ROGAN: Mr. Loscombe also said
13 that he attended the University.

14 MS. EVANS: Oh, I don't think he
15 did.

16 MR. LOSCOMBE: Not through the
17 University, it was a real estate courses
18 that was offered outside.

19 MR. ROGAN: If that was the case
20 there would be three of us that couldn't
21 vote.

22 MS. EVANS: And we wouldn't be able
23 to vote on it all, but it is what it is.
24 It's ashame. It's a great, great loss to
25 the history of this city and the people who

1 live here. I'm very, very sorry to see this
2 happen.

3 Roll call, please.

4 MS. MARCIANO: Mr. McGoff.

5 MR. MCGOFF: Yes.

6 MS. MARCIANO: Mr. Rogan.

7 MR. ROGAN: Yes.

8 MS. MARCIANO: Mr. Loscombe.

9 MR. LOSCOMBE: No.

10 MS. MARCIANO: Mr. Joyce.

11 MR. JOYCE: Yes.

12 MS. MARCIANO: Mrs. Evans.

13 MS. EVANS: No. I hereby declare

14 Item 7-F legally and lawfully adopted.

15 If there is no further business,
16 this meeting is adjourned.

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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes of testimony taken by me at the hearing of the above-captioned matter and that the foregoing is a true and correct transcript of the same to the best of my ability.

CATHENE S. NARDOZZI, RPR
OFFICIAL COURT REPORTER