

**AGENDA**  
**REGULAR MEETING OF COUNCIL**  
**July 30, 2018**  
**12:30 PM**

1. ROLL CALL
2. READING OF MINUTES
3. REPORTS & COMMUNICATIONS FROM MAYOR & HEADS OF DEPARTMENTS AND INTERESTED PARTIES AND CITY CLERK'S NOTES
  - 3.A TAX ASSESSOR'S REPORT FOR HEARING DATE HELD JULY 25, 2018.  
  
[Tax Assessor's Report 7-25-18.pdf](#)
  - 3.B TAX ASSESSOR'S REPORT FOR HEARING DATES TO BE HELD AUGUST 8, 2018 AND AUGUST 15, 2018.  
  
[Tax Assessor's Report for 8-8-2018 & 8-15-2018.pdf](#)
  - 3.C TAX ASSESSOR'S RESULTS REPORT FOR HEARING DATE HELD JULY 18, 2018.  
[Tax Assessor's Results Report 7-18-18.pdf](#)
  - 3.D MINUTES OF THE COMPOSITE PENSION BOARD MEETING HELD JUNE 20, 2018.  
  
[Composite Pension Board Minutes 6-20-18.pdf](#)
  - 3.E AGENDA FOR THE BOARD OF ZONING APPEALS MEETING TO BE HELD AUGUST 8, 2018.  
  
[Zoning Board Meeting 8-8-18.pdf](#)

4. CITIZENS PARTICIPATION

5. INTRODUCTION OF ORDINANCES, RESOLUTIONS,  
APPOINTMENT AND/OR RE-APPOINTMENTS TO BOARDS &  
COMMISSIONS MOTIONS & REPORTS OF COMMITTEES

5.A MOTIONS

5.B NO BUSINESS AT THIS TIME.

6. CONSIDERATION OF ORDINANCES - READING BY TITLE

6.A NO BUSINESS AT THIS TIME.

7. FINAL READING OF RESOLUTIONS AND ORDINANCES

7.A FOR CONSIDERATION BY THE COMMITTEE ON PUBLIC WORKS - FOR ADOPTION - FILE OF THE COUNCIL NO. 26, 2018 - GRANTING A TEMPORARY CONSTRUCTION AND PERMANENT MAINTENANCE EASEMENT AGREEMENT ON PROPERTY OWNED BY THE CITY OF SCRANTON TO SCRANTON LACKAWANNA INDUSTRIAL BUILDING COMPANY FOR THE INSTALLATION OF SIDEWALKS AT THE MOUNT PLEASANT CORPORATE CENTER ALONG MOUNT PLEASANT DRIVE AS MORE FULLY DESCRIBED IN EXHIBIT "A".

[Ordinance 2018 Granting temporary construction and permanent maintenance agreement at Mount Pleasant Drive.pdf](#)

7.B FOR CONSIDERATION BY THE COMMITTEE ON COMMUNITY DEVELOPMENT FOR ADOPTION - RESOLUTION NO. 65, 2018 - AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF EIGHT HUNDRED THOUSAND \$800,000.00 DOLLARS;

ACCEPTING AND DISBURSING THE GRANT; AND COORDINATE THE USE OF THE GRANT FUNDS WITH SCRANTON-SAMTER, LP, FOR THE PROJECT TO BE NAMED THE "SAMTER REDEVELOPMENT PROJECT".

[Resolution 2018 Grant for Samter Redevelopment Project.pdf](#)

- 7.C FOR CONSIDERATION BY THE COMMITTEE ON RULES - FOR ADOPTION - RESOLUTION NO. 66. 2018 - APPOINTMENT OF PRITESHA PATEL, 678 ADAMS AVENUE, SCRANTON, PENNSYLVANIA, 18510 AS THE ALTERNATE NO. 1 MEMBER OF THE BOARD OF ZONING APPEALS FOR THE CITY OF SCRANTON. MS. PATEL WILL FILL THE ALTERNATE NO. 1 POSITION THAT WAS VACATED BY PAUL MARCKS WHEN HE BECAME A REGULAR MEMBER OF THE BOARD. MS. PATEL WILL FILL THE UNEXPIRED TERM OF MR. MARCKS WHICH EXPIRES ON JULY 1, 2020.

[Res. 66,2018 Appointment of Pritisha Patel as Alternate No 1 to the Board of Zoning Appeals..pdf](#)

## 8. ADJOURNMENT

# TAX ASSESSOR'S REPORT

Hearing Date 07/25/18

Time	Name	Boro/Twp.	Pin Number	Attorney	Proposed/Current Assessed Value	After Appeal Value
12:05 PM	RECA PROPERTY HOLDINGS LLC	SCRANTON	1460507006520	DONALD FREDERICKSON	160000	
12:15 PM	CALOMINO FRANCIS & GERALDINE	SCRANTON	12302020018		21400	
12:25 PM	MCHALE KEVIN	SCRANTON	13411030037		14500	
12:35 PM	ULIVITCH MELANIE	SCRANTON	14517050006		7500	
12:35 PM	ULIVITCH MELANIE	SCRANTON	14517050005		8000	
12:45 PM	PERRI LETISHA & JOHN	SCRANTON	14518010010		12000	
12:55 PM	KENNEDY CHRISTOPHER M	SCRANTON	13518020056	DAVID RINALDI	13325	
1:05 PM	GENOVESE THOMAS & WENDIE	SCRANTON	16803020057		41300	
1:25 PM	GINTOFF MICHAEL E & CHERYL M	SPRINGBROOK	2020401000901		21000	
1:45 PM	WATSON WILLIAM&COONS DANIELL	ROARING BROOK	1700101000135		9500	
1:55 PM	RUSSELL REJUNDRA R	MOSCOW	19811040011	JUSTIN SULLA	22000	
2:05 PM	ZYMBLOSKY JEFFREY P & GAIL	SOUTH ABINGTON TWP	0990202000284	JOAN GUARI	40000	
2:15 PM	DANIELL JEFREY & ASHLEIGH	SOUTH ABINGTON	0910201001122		24500	
2:25 PM	STRANGFELD ROBERT C & BARBAR	CLARKS SUMMIT	1001003000102		25000	
2:35 PM	VERRASTRO DOROTHY	BLAKELY BORO	1031503000101		5300	
2:45 PM	JAN KUHA IRREVOCABLE TRUST	DICKSON CITY	12411020027		7000	
2:45 PM	KUHA JAN	DICKSON CITY	12411020031		4500	
2:45 PM	JAN KUHA IRREVOCABLE TRUST	DICKSON CITY	12411020026		7000	
3:00 PM	KOWALSKI KEVIN J & KERRI	JEFFERSON	1490205000164	JAMES TRESSLER	44000	
3:10 PM	FAGEN PETER J & CAROLYN	OLYPHANT	1250209001137		4500	
3:20 PM	RUSS JOHN	OLD FORGE	18505030002		800	
3:30 PM	DENERO ALAN A	OLD FORGE	17519070015		26100	

TOTAL RECORDS 22

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# TAX ASSESSOR'S REPORT

Hearing Date: 08/08/18

Time	Name	Boro/Twp.	Pin Number	Attorney	Proposed/Current Assessed Value	After Appeal Value
12:15 PM	YEAGER TYLER E & REBECCA L	MADISON TWP	20003010004	PATRICK WALSH	70000	
12:25 PM	WASHO RYAN & SAMANTHA	TAYLOR	1551605000504	JUSTIN SULLA	45000	
12:35 PM	HILL THOMAS C & CHRISTINA	MOOSIC	1860301000156		85562	
12:45 PM	RINALDI RAYMOND C II & MARYANN	MOOSIC	19302010093	RAYMOND RINALDI	93000	
12:55 PM	COLEMAN WILLIAM E & DOROTHY A	ARCHBALD	09401020009	RAYMOND RINALDI	57000	
1:05 PM	SYLVESTER CAROLANN M	JERMYN	0730403000121		25000	
1:15 PM	WILMOT WALTER N & AMANDA T	CLARKS SUMMIT	1000103000800		24500	
1:25 PM	BRISLIN KEITH & JULIANN	THROOP	12420040021	ALBERT NICHOLLS	56000	
1:35 PM	MARTINELLI LOUIS J & DOROTHY G	DUNMORE	14616060062	PAUL KELLY	18448	
1:45 PM	LINKO ANNA	SCRANTON	16810020029		22000	
1:55 PM	NOVAK COURTNEY E & MARK J	SCRANTON	1550802000207	JULIE ZALESKI	18000	
2:05 PM	SOKO INVESTMENTS LLC	SCRANTON	14609010020		3500	
2:15 PM	THOMAS HOWARD & CAROL	SCRANTON	1550802000218		17000	
2:25 PM	GOLDEN MICHAEL & EASTMAN JOH	SCRANTON	16807010007		18650	
2:35 PM	BAKA JEFFREY E & CHRISTINE M	JERMYN	0731601000121	JEFFREY NEPA	36000	
2:40 PM	KARWASKI DIANE	SCRANTON	14402050040	JEFFREY NEPA	18000	
2:50 PM	TARCHAK RICHARD L & RISKO L A	FELL TWP	02401020007	JEFFREY NEPA	18500	
3:05 PM	BOLUS ROBERT C	THROOP	13601020001		25470	
3:05 PM	BOLUS ROBERT C	THROOP	1360102000807		2000	
3:05 PM	BOLUS ROBERT C JR	DUNMORE	14703020014		22275	
3:05 PM	BOB BOLUS	JESSUP	1150301000329		62000	
3:05 PM	BOLUS ROBERT C JR	DUNMORE	14703020016		1000	
3:05 PM	BOB BOLUS	SCRANTON	15641020001		45000	
3:05 PM	BOLUS ROBERT	SCRANTON	16810010003		2000	
3:05 PM	BOLUS ROBERT	SCRANTON	16810010019		28500	
3:05 PM	BOLUS ROBERT JR	SCRANTON	16810010018		2650	
3:05 PM	BOLUS ROBERT C JR	DUNMORE	14703020013		2000	
3:05 PM	BOLUS ROBERT C JR	SCRANTON	1681001002001		1900	
3:05 PM	BOLUS ROBERT JR	DUNMORE	16810010017		2500	

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Friday, July 20, 2018



# TAX ASSESSOR'S REPORT

Hearing Date: 08/15/18

Time	Name	Boro/Twp.	Pin Number	Attorney	Proposed/Current Assessed Value	After Appeal Value
12:15 PM	GEYFMAN VITALY & VICTORIA K	SCRANTON	15719010017		30000	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON	16803030024	JILL SPOTT	3500	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON CITY	16803030022	JILL SPOTT	2292	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON CITY	16803030028	JILL SPOTT	3100	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON CITY	16803030040	JILL SPOTT	3100	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON CITY	16803030041	JILL SPOTT	3100	
12:25 PM	LEONORI DAVID L & NICOLE A	SCRANTON CITY	16803030029	JILL SPOTT	3100	
12:40 PM	GOLDEN EDWARD C & AGNES M	SCRANTON	16807010003	GREGORY PAVLOVITZ	28045	
12:50 PM	LUGIANO RONALD	FELL	0450703001403	KEVIN SMITH	37700	
12:50 PM	CERRA JUDITH A & CHRISTOPHER J	SCRANTON	13518020033	KEVIN SMITH	15000	
12:50 PM	ADALIAN LISA MARIE	NORTH ABINGTON TWP	05002010005	KEVIN SMITH	65200	
12:50 PM	MALEWICH JOHN T & SARAH E	ARCHBALD	10411030028	KEVIN SMITH	10000	
1:10 PM	WEIDOW CIARA	SCRANTON	15609030031	CARL POVEROMO	13700	
1:20 PM	YAEGER LEO H & ROSEMARIE	SCRANTON	1681401001908		38200	
1:30 PM	AMIN QUASER & ANJUMAN	SOUTH ABINGTON TWP	1000403000237		36000	
1:40 PM	HARVEY JOHN J JR & ANNE E	COVINGTON TWP	21204030010		23000	
1:50 PM	PLIKH EDUARD & VERONIKA	COVINGTON TWP	22004070077		9500	
2:00 PM	HART LORI	DUNMORE	14643010010		22640	
2:10 PM	FINNERTY NICOLE	DUNMORE	1461901002500		12000	
2:20 PM	LEWIS JONATHAN & MATTHEW	SCOTT TWP	0510201000106		21500	
2:30 PM	MUSEWICZ JOHNATHAN & NICOLE	MOSCOW	1900401012051	WALTER CASPER	29000	
2:40 PM	RACEWAY HOLDINGS LLC	DICKSON CITY	10204010004	GREGORY PASCALE	329500	
2:50 PM	WATKINS ERIC & PATRICIA	MOOSIC	18517010012		29000	
3:00 PM	D & L REALTY	FELL TWP	04402010004	JOSEPH MCGRAW	23100	
3:10 PM	JOHN F GALLICK TRUST	MAYFIELD	0740101000207		49200	
3:20 PM	VIENA JOHN P&JENNIFER R	CARBONDALE CITY	04518050045		25000	
TOTAL RECORDS					26	

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Linda Crofton 5709636385

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# TAX ASSESSOR'S REPORT

Hearing Date: 07/18/18

Time	Name	Boro/Twp.	Pin Number	Attorney	Proposed/Current Assessed Value	After Appeal Value
12:00 PM	SATRIANO JON P	JEFFERSON TWP	1510101001027		50000	33000
12:05 PM	HABITAT FOR HUMANITY LACKA CO	SCRANTON	14805020054		2900	2900
12:10 PM	SEBASTIANELLI J & FABRI E & R	OLYPHANT	12503010003		12400	<i>Exempt until 2020</i>
12:25 PM	MARCAVAGE MICHAEL A & DAVID T	FELL TWP	03515020016		10200	9200
12:35 PM	GOREL JASON	FELL TWP	0450703001407	WALTER CASPER	5000	2000
12:45 PM	YVAS DIPEN, NISHA P & VIKRAM N	MOOSIC	1850102001048	CHRISTOPHER SZEWC	46500	32500
12:55 PM	TRATTEN TIMOTHY -MILUSKI K	ARCHBALD	09402050026		58700	32500
1:15 PM	BANIK JACOB J & REBECCA M	OLYPHANT	1141201001223		28800	21800
1:25 PM	KOURY ROBERTA M	ARCHBALD	09414010042		17000	12500
1:35 PM	ZINN LEONARD & RONALD	SOUTH ABINGTON TWP	10111100010	ROCCO VALVANO JR	31257	21000
1:45 PM	LEE KYUNG C & OKHEE WON	NEWTON TWP	1110102001003		45000	40000
1:55 PM	CASELLA, JOSEPH & ELSA	BENTON TWP	01003010009	ROBERT SAYERS	18000	<i>DEFERRED</i>
2:05 PM	VECERKAUSKAS GERALYN & PAUL	CLARKS GREEN	0900404000754		34000	31500
2:15 PM	CHESSICK ANTHONY V	SOUTH ABINGTON TWP	11104010012		8400	8400
2:45 PM	VISCO CHRISTOPHER E	SCRANTON	15706060025		12000	12000
2:55 PM	SAVINO REALTY LLC	SCRANTON	14518060012		33400	27400
3:05 PM	POLLOCK JOSEPH P & COLLEEN M	SCRANTON	1241701002104		16500	14500
3:15 PM	KENNEDY CATHERINE	SCRANTON	15614010011		18000	16000
3:25 PM	T C S I & MIDTOWN APARTMENTS	SCRANTON	14584010018	JOHN OBRIEN	293750	<i>DEFERRED</i>
3:25 PM	TCS-1	SCRANTON	14576020023	JOHN OBRIEN	312500	<i>DEFERRED</i>
3:35 PM	JONES RICHARD M & LEE ANN	SCRANTON	15714010042		23000	23000
3:40 PM	KING PATRICIA	MOOSIC	17612040027	JAMES MULLIGAN	22000	10000
3:45 PM	KIMSAL LINDA & RICHARD	THORNHURST	24904010046		9300	4300

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**COMPOSITE PENSION BOARD MINUTES**

**June 20, 2018**

The regular meeting of the Composite Pension Board was held on Wednesday, June 20<sup>th</sup> at 11:05AM in City Council Chambers.

The following were in attendance:

**DAVID MITCHELL – Pres - Police Employee Representative**  
**JOHN HAZZOURI – VP – Municipal Employee Representative**  
**ROBERT SENCHAK – Fire Employee Representative**  
**PAUL HELRING – Police Board Representative**  
**ERNEST REICH – Municipal Board Representative**  
**JOHN JUDGE – Fire Board Representative**  
**DANIELLE KENNEDY – (Proxy) Mayor**  
**LORI REED – (Proxy) City Council**  
**ROSEANN NOVEMBRINO – City Controller**  
**LARRY DURKIN – Durkin MacDonald (Legal Counsel) 4/13/2020**  
**JAMES KENNEDY – T. Anderson & Assoc. (Administrator)**  
**MARK YASENCHAK – PFM Group (Trustee)**

David Mitchell... Called the meeting to order, he asked the Board if they had anything to bring up, no response. He asked for a Motion for the Minutes of the May 16<sup>th</sup> meeting. Motion made by John Hazzouri to accept, seconded by Roseann Novembrino, all were in favor.

**Bills:**

For \$10,644.44 from PFM Asset Management for 4/1-4/30. Motion to pay made by John Hazzouri, seconded by Ernie Reich, all were in favor.

For Durkin & MacDonald it's for \$754.00 it's for legal services for 5/15-6/15 of this year. Motion to pay made by John Hazzouri, seconded by Paul Helring, all were in favor.

**Correspondence:**

PFM which is part of our packet for today.

The second was a fee structure from PFM for BNY Mellon as a part of that right to know that we got that we discussed at last month's meeting. Attorney Durkin complied with it and sent everything accordingly as requested.

The final is a notice going back and forth that we got from the Auditor General notifying us that the routine audit conference is for tomorrow to start the audit for this year for the pension. Any questions at this point, no response. He asked if anybody had anything to bring up, no response

**John Hazzouri...** He usually doesn't talk about the sewer money, he would like to put a Motion on the floor that the Non-Uniform gets their 10%. He'd like to get a vote on it. We have nothing to do with the contract with the cops and the firemen and plus he heard today that you guys still didn't settle on the doctor's. We're losing a lot of money you guys, **He'd like to put a Motion on the floor that the Non-Uniform get their 10% if possible, seconded by Paul Helring,** on the question.. Bob Senchak said we already approved the 45,45,10. John Judge said you want to transfer the money before the police and fire, your 10%, John Hazzouri answered yes.

Dave said let's have a discussion on this. (Danielle said something but I could not make out what she said.) Dave said he thinks what John Hazzouri is asking to put it into terms is that since the police and the fire have not come to an agreement yet with the City and it looks like the money is being held up, you want your 10%, to request the City, the overseer of the Trust, the Business Administrator that the 10% be released to the Non-Uniform. Bob asked if he was asking that as a Board member, that the money be transferred separately or is he asking as a Non-Uniform Pension Representative that you want your money put into their account. John Hazzouri said both.

Bob said this is the Composite Pension Board Meeting of all of the pension boards which I stated at the vote, he does not believe that the 45, 45, 10 was acting in the best interest of the body of this Board. It was approved anyway. So now you're coming forward as a member of, John Hazzouri interjected both, Bob continued... asking for your bargaining unit. Dave said he also sits on this Board as a member of the Non-Uniform. Bob said he understands that but John Hazzouri said we are losing money John Hazzouri.. last year we had 14.5% on \$20 something million.

Bob said so is it fair to me after this is taken care of for me to make a Motion that you don't get your 10% because it's part of the police and fire bargaining unit. John Hazzouri said the longer you guys don't settle you jeopardize money that could make money, all the unions plus the tax payers of the City. Bob said he thinks the unions are going through their process. (People all started talking at the same time and I could make out who said what)

John Judge and Dave got into a discussion as to what Dave said in the Minutes. Dave said that he said he believed that it was going to be settled. We specifically went to the City, it's not everybody its' the City's labor attorney that said this is happening quick, and we don't need to put it in a separate fund. John Judge said in the Minutes Dave stated that you were privy to

information that it was going to be settled, that's what you said in the Minutes. Dave said he believed it would be settled. You weren't at the meeting. John Judge it's in the Minutes, it's not soon what do you consider soon. Dave said he was told last month that it would be done by this month, so that is soon to him. Now this is the first time he's hearing September, October that is not soon, that's not soon. He is going by conversations he heard in meetings with the fire, the police and the City labor attorneys.

John Judge said he has been asking for this to be in the trust since last year. Dave asked what would he like to do, we sent a request and he personally requested (they were both talking at the same time, could not follow the conversation, drowning each other out) John Judge said he wants it in a trust. Dave said no one is disputing that and this Board sent a letter. What action would you like to take, we talked about that at last month's meeting. You were not here for that discussion. It was discussed and it was brought up about the only way we could do it is by filing a lawsuit and this Board collectively decided at that time it was not prudent to file a lawsuit against the City. There wasn't a vote it was a conversation. It was a conversation, you can make a Motion, if you bring up on a Motion, make a Motion.

Dave asked John Hazzouri to refine his Motion to exactly what he wants to do here. The only thing that we can do here is send a letter requesting that the Trustee release your 10% that we previously voted upon. We can't make that happen. John Hazzouri said he agrees with that, the Motion is on the floor. **John Hazzouri said to see if we can get our 10% transferred to the Non-Uniform, get the assets put into place so it's not part of the police and fire contracts, that's all he's asking and it was seconded by Paul Helring.** Bob said if this gets passed and the City says to remove the 10% the balance of that money stays in the account or gets moved to a trust and any other monies accrued from the day it's moved the Non-Uniform have no claim to that. Dave said they would be severed, they would receive their portion and the remaining 90% would be left to the police and fire, anybody else on the discussion? **A roll call vote was taken on whether we should request the Trustee to relinquish 10% previously voted on by this Board and given to the Non-Uniform. Result of vote: 5 No 1 Abstain 3 Yes The No's have it. The Motion dies.**

**Jim Kennedy...** Basically we have been working with Danielle, Larry and the business office. Mellon has sent out, which we have no control over, basically on their Trust Agreement that they are going to a program to initiate postage reduction and it sounds like something across the board not just related to this plan and that takes place starting on August 1, 2018 and they'll be impacting only the direct deposit receivers. To give you all an idea that is about 413 individuals within the plan, we've got fire widows of 2, fire of 167, police of 133, O and E of 87 and supplemental 24. Again these are close it might be up or down slightly on these numbers.

But to give you an idea only 150 total receive checks. So the bulk of the population is receiving direct deposit. Mellon is basically saying this is an across the board program that they

are going to be sending communication basically a month ahead so in July they are going to cease sending a statement every month to the retirees. Our concern was: #1 we don't have any say over Mellon so it was to communicate this to Human Resources, the Board, the Business Office and also make secretaries and the pension boards members aware. We believe this is going to cause a lot of concern from some of the elderly retirees. They put in place a program that for fees you can log on, if the City pays this, to do web site access. For the elderly population he just doesn't know if that's going to fly at all and they were having a discussion along with Board members before the meeting regarding that and he thinks everybody is very concerned about the impact that both the Boards, the City, his office are going to get flooded with people who are going to be confused. My pension is ending, I don't see my statement for my medical. We are concerned that there is going to be a tsunami of worries from the retiree population.

Basically where the discussion was, and please jump in here, is the contract with Mellon is through the Board. So perhaps some individual can very clearly reach out to Mellon strongly about we don't want this program to change if that is the consensus with the group because of the headaches this eventually is going to cause. Mellon's communication by the way has been poor on this and also Danielle has reached out to them to try and find if there is a reduction in postage do we actually even get savings back to the Board or the plan from that and the answer has been ambiguous about that, just so everybody is aware of that. That is basically where we are. So our job is to try and funnel this communication to the Board so they can make a decision and also try to contact Mellon on behalf of the contract that you have with them.

**John Judge made a Motion to send a letter to BNY Mellon that we are not okay with this change, seconded by Roseann Novembrino, on the question..** Paul Helring asked something about pay stubs for retirees. Jim said that would be a question and to see if we could get. Paul said in the future we can discuss this in a letter with Mellon. Jim said he would suggest whatever happens happens very soon because communications with Mellon have been slow. It's a big institution; they can fire this off July 1<sup>st</sup> for all we know.

The communication he thinks will only confuse retirees. They may look at this and say oh my god my benefit is stopping, they may misread this whole thing. He can't see them just doing it to Scranton. It is just the monthly stub that they get that reflects what's going into the bank account. That's what we've been told. It's taken several weeks to get clarity from them on all of this. He wanted to be ready at this Board meeting so we could pull the trigger, the City or the Board to get right in touch with Mellon on this or just to defer it until we're more prepared. Dave said well there's a Motion, anybody else on the discussion, it sounds like we're pretty much in consensus. **All were in favor, any opposed, none.** Larry will send the letter.

**John Judge... He made a Motion that we start the process on the sewer funds, seconded by Paul Helring... on the discussion..** Dave said what process we sent a letter

requesting it. The last meeting we spoke about it. John Judge said whatever legal avenues. Dave said we'll be filing a lawsuit. John Judge said whatever avenue we have to take. Dave said we sent a letter about two months ago and he personally spoke and asked about the status of the letter we sent and was told it's not needed and we're not going to do it.

John Judge said if something goes haywire in the City they are going to take that money, he's not going to be the one to answer to his members that he didn't do what he was supposed to do. Dave said so do you want to send a letter that we intend to sue or do you want to file a lawsuit. John Judge said he wants a letter of intent to say we're starting the process and if they say go file a lawsuit we'll file a lawsuit. Give them ten days' notice, words of intent to file a lawsuit, if that's what it's going to take.

Larry just wants to be clear, so if he sends them a letter saying this is a notice that if we don't reach an agreement on this within the next ten days we are going to proceed with litigation. Am I also authorized at that point to file litigation without coming back, John Judge answered yes. So if he sends the letter saying with ten days we need confirmation that this is going to happen. He doesn't want to make a threat unless he is prepared to follow through with it. John Judge said correct. Larry said if we don't get a positive response, meaning it's not going to happen with ten days, we know that. Then we will proceed with litigation. Bob said we want them to be compliant with the Trust Agreement and put the money where it belongs. So if they're not going to agree to it within the ten days then we need to proceed. This is where I was headed last month and was told to hold off cause it's going to cost the City money to move it into the Trust.

Dave said no one was prepared to file a lawsuit at that point as of last month. **So the Motion was made and seconded by Paul Helring, was to have Attorney Durkin send a ten day notice with our intent to file litigation if action is not started to transfer the money from the current account at Morgan Stanley to a trust control account, correct.** He wants to make sure we're all on the same table. (Danielle said something but I could not make it out.) Dave said his concern with the current account is the interest rate it seems very sub-par and we're making almost no money on it. Larry said we get some interest on the account it's in now, with the verbal commitment at least it's been whatever it earns during that be transferred over but it's not structured the same way that the pension fund is structured. There's a big difference between them. Dave said on \$22 million the amount of money we are making is substandard.

Paul asked about the trust fund interest rate, it is higher then what it's in now. Dave said it should be. It should be invested in something better then it's currently invested in. Paul asked who is in charge of that, Dave Bulzoni, Dave said yes. Dave said we'll take another roll call since it deals with litigation. There will be fees for this. There will be some type of cost associated with this. **Results of vote: 7 Yes 2 No**

Dave asked if anybody had anything to bring up at this portion of the meeting, no response.

**Mark Yasenchak...** Distributed information to the Board and made his presentation. He reviewed the Market Index Performance for the month of May. It was a pretty good month on the equity end. Fixed income was on the down side on Non U.S. Equity. The S&P 500 was up 2.41% Non U.S. markets were negative. Fixed income did pretty well. There was a slight drop in yields. Markets remain pretty strong. We got pretty good fixed income returns this month which weren't expected. We look a little positive today in the markets. We have some decent positive returns to look at. He reviewed the fund's performance for the month. The total fund was 1.16% versus the market benchmark of .87%, the value this month, including the overweight in equities, as of June 15<sup>th</sup> was \$69,943,120.00. There were no changes to the portfolio for the month. The ending market value was \$69,449,627.00.

He reviewed the asset allocation. Last year when they took over the account we talked about where we wanted to position this portfolio. We did a slight increase in equities, we are somewhere in the range of 7% or 8% more then what you had prior to our coming on. The diversification benefits don't change all that much. Sure you're taking on a little additional risk but we're 7.4% that's not an important component of it. These are all projections things which are not taken into account are our fees and costs. He reviewed Intermediate-term capital market assumptions as well as long term capital market assumptions.

They continue to look at the fixed income side of the portfolio, given the interest rates, the feds may continue to raise the interest rates. What's our best course of action there. We have done better in more conservative way, things like overweighting equities. It's something we will continue to look at to make sure they've got it right.

Dave asked if anybody had anything else... no response.

#### **Audience Participation:**

**Terry Morgan...** Asked about the Memorandum of Understanding with the Police and the Fire (Danielle responded but I could not make out what she said.) She was advised to talk to the presidents of the unions.

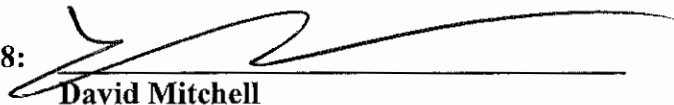
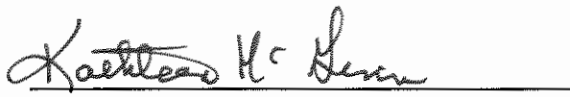
**Joan Hodowanitz...** She spoke about City Council and a pension issue, they suggested that they were going to make changes before their August recess. Dave said what she was speaking about would have to go to the Non-Uniform Board. It has nothing to do with this Board. Larry said there is an Order in place relative to that what was disclosed to City Council,

it is very particular as to what can be discussed and what cannot be discussed. That was an issue between State Police and City Council. He is not aware of any discussions at the Non-Uniform Board. There hasn't been any discussion with him, and it's a very specific Order who can talk about what. He doesn't have anything to say about it. It has nothing to do with the Composite Board. He has no idea what is in the report. Lori said there is no information to discuss. Dave said it doesn't pertain to this Board.

Motion to adjourn made by John Judge, seconded by Danielle Kennedy, all were in favor.

**July 18<sup>th</sup> is our next Meeting.**

Minutes approved July 18, 2018:

  
David Mitchell  
President  
Kathleen McGinn  
Recording Secretary



DEPARTMENT OF LICENSING, INSPECTIONS AND PERMITS

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4193 • FAX: 570-348-4171

# NOTICE

RECEIVED

JUL 24 2018

OFFICE OF CITY  
COUNCIL/CITY CLERK

THE **BOARD OF ZONING APPEALS** OF THE CITY OF SCRANTON  
HEREBY GIVES NOTICE THAT IT WILL HOLD A MEETING AT CITY HALL, IN  
**CITY COUNCIL CHAMBERS ( 2<sup>nd</sup> Floor )** ON WEDNESDAY,  
**AUGUST 8, 2018 @ 6 PM.**

## MEETING AGENDA :

**1) AT&T Mobility, 200 N Warner Rd, King of Prussia, PA.**

Applicant seeks a Variance and or a Special Exception for the  
installation of multiple Omni-directional antennas &  
associated radio units mounted on the following utility/ light  
poles- maximum height 35 ft.

- a) 50 Morel Housing Facility
- b) Corner Meade & Foster
- c) Weston Field, Corner Meade & Foster.
- d) 1429 Mulberry St.
- e) 311 E Elm St.
- f) 517 S Washington Ave.

- 2) Pany Phommachannh, 1102 Pittston Ave. Applicant seeks a variance in order to open a salon at this address. R-2 Zone. Continued from the July ZHB Hearing.
- 3) The Times Shamrock Outdoor, 149 Penn Ave. The applicant seeks a variance in order to erect a two-sided digital billboard to be located @ Rear 63 Mike Munchack Way. The Scranton School District Superintendent & Public Relations Committee approved this proposal. INS-G Zone.
- 4) Scranton Lackawanna Resources Development Corp., 321 Spruce St. The applicant seeks a variance in order to build a new two (2) unit building @ 524 N. Rebecca Ave. R1-A Zone.
- 5) David Edelstein, 840 Clay Ave. re-applying for new variance for the restoration of the six (6) units at this address. Original variance approved in Sept. 2015. R1-A Zone.
- 6) PSN Realty, Inc., 1620-22 Pine St. Applicant seeks a variance to re-store this address back to a three (3) unit property. R1-A Zone.
- 7) Cary Pantaleon, 1323 S Webster Ave. Applicant seeks a variance to re-open the above address as a two (2) unit building. R1-A Zone.

- 8) Delbert Bachman, 1507 Washburn St. Applicant seeks a variance in order to open a small take out restaurant at this address. R-2 Zone.
- 9) Mohmmad Abdullah, 724 Court St. Applicant seeks to open this address from two (2) to four (4) units. R-2 Zone.
- 10) Odin Garcia, 1215-17 Pittston Ave. Applicant seeks a variance to re-open this address back to five (5) units. R-2 Zone.
- 11) Shawn Walsh, 2701 Pittston Ave. Applicant seeking a variance to allow expansion of the existing Carlot. R1-A Zone.

**ANYONE INTERESTED IN BECOMING A PARTY TO THE ABOVE LISTED CASES ARE DIRECTED TO CONTACT THE CITY ZONING OFFICER @ 570-348-4193, EXT 4512. HEARING DATE: 8/8/2018, TIME: 6 PM. BOB GATTENS, CHAIRMAN, SCRANTON ZONING BOARD. PUBLIC PARTICIPATION WELCOME.**

FILE OF THE COUNCIL \_\_\_\_\_

2018

AN ORDINANCE

**GRANTING A TEMPORARY CONSTRUCTION AND PERMANENT MAINTENANCE EASEMENT AGREEMENT ON PROPERTY OWNED BY THE CITY OF SCRANTON TO SCRANTON LACKAWANNA INDUSTRIAL BUILDING COMPANY FOR THE INSTALLATION OF SIDEWALKS AT THE MOUNT PLEASANT CORPORATE CENTER ALONG MOUNT PLEASANT DRIVE AS MORE FULLY DESCRIBED IN EXHIBIT "A".**

WHEREAS, Scranton Lackawanna Industrial Building Company needs to acquire Temporary Construction and Permanent Maintenance Agreement on land owned by the City of Scranton located at Mount Pleasant Corporate Center along Mount Pleasant Drive. A copy of which is attached hereto as Exhibit "A" and incorporated herein as if set forth at length; and

WHEREAS, the City of Scranton and Scranton Lackawanna Industrial Building Company desire to execute and enter into a Temporary Construction and Permanent Maintenance Easement Agreement. Said Easement to be granted to Scranton Lackawanna Industrial Building Company for the consideration of One (\$1.00) Dollar.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SCRANTON that the Mayor and other appropriate City officials are hereby authorized to execute and enter into the Temporary Construction and Permanent Maintenance Easement Agreement on land owned by the City of Scranton as listed above, copies of which are attached hereto as Exhibit "A" and incorporated herein as if set forth at length.

**SECTION 1.** If any section, clause, provision or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction such decision shall not affect any other section, clause, provision or portion of this Ordinance so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Ordinance or any portion thereof from time to time as it shall deem advisable in the best interest of the promotion of the purposes and intent of this Ordinance, and the effective administration thereof.

**SECTION 2.** This Ordinance shall become effective immediately upon approval.

**SECTION 3.** This Ordinance is enacted by the Council of the City of Scranton under the authority of the Act of Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law" and any other applicable law arising under the laws of the State of Pennsylvania.

TEMPORARY CONSTRUCTION AND  
PERMANENT MAINTENANCE EASEMENT  
AGREEMENT

This Temporary Construction and Permanent Maintenance Easement Agreement (the "Agreement") is entered into by and between the City of Scranton, ("Grantor"); and Scranton Lackawanna Industrial Building Company, ("Grantee").

RECITALS

A. Grantor owns of record certain real property located in Scranton, Lackawanna County, and legally described in that certain Deed of Dedication (Mount Pleasant Drive) dated June 28, 2017, and recorded in Lackawanna County as Instrument No. 201714033, a copy of which is attached hereto and incorporated herein as Exhibit A and in that certain Deed of Dedication (Stormwater Detention Basin) dated June 28, 2017, and recorded in Lackawanna County as Instrument No. 201714029, a copy of which is attached hereto and incorporated herein as Exhibit B (collectively, "Grantor's Property").

B. Grantee owns of record certain real property adjacent to Grantor's Property also located in Scranton, Lackawanna County ("Grantee's Property") and Grantee desires to construct sidewalks along Mount Pleasant Drive within the Grantor's property for the purpose of serving Grantee's Property (the "Improvements"). Grantor's Property and Grantee's Property are sometimes referred to in this Agreement collectively as the "Property."

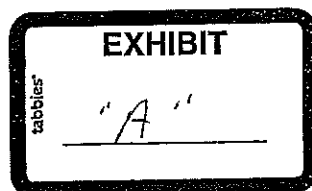
C. Grantor and Grantee desire to execute a Temporary Construction Easement and a Permanent Maintenance Agreement.

NOW, THEREFORE, for sum of One Dollar (\$1.00) to be paid by Grantee to Grantor, Grantor and Grantee covenant and agree as follows:

1. Grant of Easement

1.1 Temporary Construction Easement. Grantor, for themselves and for their successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a temporary, non-exclusive easement (the "Temporary Construction Easement") over, under, in, along, across and upon Grantor's Property for the purpose of constructing the Improvements. Prior to commencement of the Temporary Construction Easement, Grantee shall have access to the Property during normal business hours to conduct all studies, tests, examinations and surveys necessary to design and construct the Improvements.

1.2 Permanent Maintenance Easement. Grantor, for themselves and for their



successors and assigns, hereby convey and grant to Grantee, its successors and assigns, a non-exclusive easement (the "Permanent Maintenance Easement") over, under, in, along, across and upon Grantor's Property for use in the maintenance of the Improvements and other purposes reasonably related to the maintenance of the Improvements.

2. Terms of Easements.

21 Temporary Construction Easement. The Temporary Construction Easement shall commence on the effective date of this Agreement and shall automatically terminate and expire upon the date construction of the Improvements are completed. Upon the expiration of the term of the Temporary Construction Easement, all of the rights and benefits of Grantee in, to and under this Agreement with respect to the Temporary Construction Easement shall automatically terminate and be of no further force and effect.

22 Permanent Maintenance Easement. The Permanent Maintenance Easement shall commence on the effective date of this Agreement and shall continue in perpetuity.

3. Reservation by Grantor/Non-Exclusive Use. All right, title and interest in and to any easement area under this Agreement which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings which may cause damage to or interfere with the improvements to be placed within the Easement Area; or develop, landscape, or beautify any easement area in any way which would unreasonably or materially increase the costs to Grantee of installing the Improvements or restoring any of the Easement Areas after such installation.

4. Construction of Utility Improvements.

41 Costs/Lien-Free Construction. Grantee shall bear and promptly pay without the imposition of any lien or charge on or against all or any portion of Grantor Property all costs and expenses of construction and maintenance of the Improvements.

42 Compliance With Laws. Grantee shall construct the Improvements in a workmanlike manner and in compliance with the applicable statutes, ordinances, rule and regulations of all governing public authorities as those statutes, ordinances, rules and regulations are amended from time to time.

43 Restoration. In the event the surface of any Easement Area is disturbed by Grantee's exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed at the commencement of such activities subject to the construction of the Improvements.

5. General Provisions.

51 Effective Date. This agreement shall be effective upon the date it is executed by an authorized representative of each signing party and shall last for as long as is necessary

for all work relating to the installation and maintenance of the Improvements.

52 Authorized Representative. Each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

53 Notices. Any notice permitted or required by this Agreement shall be deemed received, if delivered, when actually received, or, if mailed, on the third day after mailing by registered or certified mail, postage prepaid, to the party's address set forth below their respective signatures to this Agreement, or to such other address designated in writing to the other parties.

54 Plan. Upon Grantor is request, Grantee shall provide Grantor with as-built drawings and a survey showing the location and depth of the Improvements to be installed in the Easement Area.

55 Abandonment. In the event Grantee or its successors and assigns abandon or terminate their use of all of the improvements for a period of twenty-four (24) consecutive months, this Agreement and all easement rights granted there under shall terminate.

56 Further Cooperation. Each of the signatures to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this agreement.

IN WITNESS of this, the undersigned have executed this Agreement as of this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_, Grantor

\_\_\_\_\_, Grantee

CITY OF SCRANTON

ATTEST:

BY: \_\_\_\_\_  
Lori Reed, City Clerk

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
William L. Courtright, Mayor

Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Roseann Novembrino, City Controller

Date: \_\_\_\_\_

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
Jessica L. Eskra, Esq., City Solicitor

Date: \_\_\_\_\_



EVIE RAFALKO MCNULTY  
Lackawanna County Recorder of Deeds  
Gateway Center  
135 Jefferson Avenue  
Scranton, Pennsylvania 18503

This is a certification page  
\*\*\*This page is now part of this legal document - DO NOT DETACH\*\*\*



INSTRUMENT #: 201714033

Receipt#: 285271  
Clerk: LH  
Rec Date: 09/06/2017 02:58:49 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 10  
Rec'd Frm: KREDER, BROOKS, HAILSTONE

Party1: SCRANTON LACKA INDUSTRIAL BLDG  
CO  
Party2: SCRANTON CITY  
Town: SCRANTON CITY

Consideration: 1.00  
Taxable Amount: 0.00  
Assessed Value: 107850.00

Recording:

Recording Fees - ROD	23.00
Cover/Index Page	2.00
Parcel Certification	10.00
State Writ Tax	0.50
State JCS/Access to Justi	35.50
Affordable Housing	13.00
County Improvement Fee	2.00
ROD Improvement Fee	3.00

Sub Total: 89.00

Transfer Tax	
STATE TRANSFER TAX	0.00
SCRANTON CITY	0.00
SCRANTON SCHOOL DISTRICT	0.00

Sub Total: 0.00

Total: 89.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

I hereby CERTIFY that this document is recorded in  
the Recorder of Deeds Office of Lackawanna County,  
Pennsylvania.



*Evelyn Rafalko McNulty*

Evelyn Rafalko McNulty  
Recorder of Deeds

\*\* Information may change during the verification  
process and may not be reflected on this page

Record and Return To:

KREDER, BROOKS, HAILSTONE  
220 PENN AVE  
SUITE 200  
SCRANTON PA 18501  
BOX 99

DEED OF DEDICATION

(Mount Pleasant Drive)

THIS DEED OF DEDICATION, made the 28<sup>th</sup> day of June, 2017,  
between

SCRANTON LACKAWANNA INDUSTRIAL BUILDING COMPANY, a  
Pennsylvania not-for-profit corporation with its  
principal office at 222 Mulberry Street, Scranton,  
Pennsylvania 18503 (herein called the "Grantor"),

and

THE CITY OF SCRANTON, a municipal corporation  
organized and existing under the laws of the  
Commonwealth of Pennsylvania with its principal office  
at 340 North Washington Avenue, Scranton, Pennsylvania  
18503 (hereinafter called "Grantee"),

WITNESSETH:

WHEREAS, the Grantor developed the Mount Pleasant Corporate  
Center (the "Park") in the City of Scranton, Lackawanna County,  
Pennsylvania, recorded a Subdivision Plan with respect thereto  
in the Lackawanna County Recorder of Deeds office in Map Book  
6AM at Page 6569 (the "Subdivision Map"), and recorded a  
Declaration of Protective Covenants, Restrictions and Conditions  
with respect thereto in the Lackawanna County as Instrument No.  
200829230 (the "Park Declaration"); and

WHEREAS, the Grantor wishes to convey certain lands within  
the Park to the Grantee and the Grantee wishes to accept the  
conveyance thereof in accordance with the terms and conditions  
of this Deed,

NOW THEREFORE, for and in consideration of the sum of one  
Dollar (\$1.00), as well as for various other considerations  
affecting the public welfare which it seeks to advance, the  
Grantee by these presents does hereby grant, bargain, sell and  
convey unto the Grantee, its successors and assigns, the free

and uninterrupted use, liberty and privilege of, and passage in and through, all that certain tract or parcel of land within the Park known as Mount Pleasant Drive and the right of way with respect thereto as shown on the Subdivision Map and as further described on Exhibit A to this Deed (the "Right of Way").

TOGETHER WITH all Grantor's right, title and interest in and to and subject to the Commonwealth of Pennsylvania Department of Transportation Highway Occupancy Permit No. 04042025, as supplemented by Permit No. 04042025-1, for access to State Route 3020 (West Linden Street) located in the City of Scranton, Lackawanna County, Pennsylvania and recorded in Lackawanna County as Instrument No. 200910026.

It is understood and agreed that the said Grantee, its successors and assigns, by acceptance of this Deed, covenants and agrees to and with the Grantor, its successors and assigns, as part of the consideration hereof, that:

1. Grantee, its successors and assigns shall at its sole cost and expense:
  - (a) assume all costs for the maintenance, operation, repair, reconstruction and use of the Right of Way, and all sanitary sewer lines and storm water runoff management plans and systems in connection therewith or located therein; and
  - (b) comply with all applicable laws, regulations and standards in the exercise of its rights hereunder.
2. This conveyance does not include any right or easement, expressed or implied, in any remaining lands of the Grantor, its successors and assigns.
3. This conveyance is subject to the rights, easements, encumbrances, restrictions, covenants and rights-of-way as are found in the deeds forming the chain of title for the Park, and the rights of any parties in possession, including assigns and lessees.

SUBJECT TO and in common with the rights, conditions and restrictions as are contained in the Park Declaration.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the Grantee to and for only the proper use and

behoof of the Grantee, its successors and assigns forever, as and for a public road and the installation of private or public utilities and related public services, including, but not limited to, sanitary and storm sewers, water mains, street lights, electrical and gas service, cable television lines, and similar services and utilities, together with all of Grantor's rights in and to storm drainage facilities, sanitary sewer lines, and rights appurtenant thereto within the Right of Way.

BEING a portion of the lands conveyed to the Scranton Lackawanna Industrial Building Company, the Grantor herein, by Deed dated March 5, 2008, from Keystone Concrete Block & Supply Co., Inc., and recorded in the Lackawanna County Recorder of Deeds Office as Instrument Number 200805077.

The acceptance of this Deed of Dedication by the City of Scranton was duly approved by Resolution No. 31 of 2011, and was duly adopted by the Council of the City of Scranton at a regularly scheduled and duly convened meeting held on the 10th day of May, 2011.

And the Grantor will warrant specially the property herein conveyed.

In Witness Whereof, the Grantor has caused this Deed of Dedication to be executed by its proper officers as of the day and year first above written, intending to be legally bound.

ATTEST:

SCRANTON LACKAWANNA INDUSTRIAL  
BUILDING COMPANY

Virginia J. Goodrich

Title: Secretary

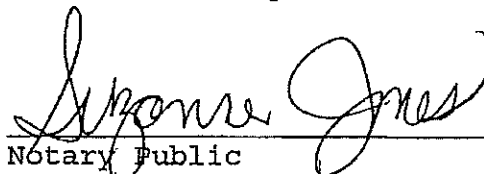
By: [Signature]

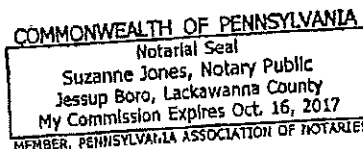
Title: Executive Vice President

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF LACKAWANNA :

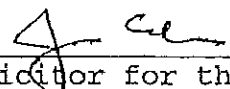
On this 28th day of June, 2017, before me, a Notary Public, personally appeared Robert F. Durkin, who acknowledged himself to be the Executive Vice President of SCRANTON-LACKAWANNA INDUSTRIAL BUILDING COMPANY, a not-for-profit corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public



I hereby certify that the precise address of the Grantee is 340 North Washington Avenue, Scranton, Pennsylvania 18503.

  
\_\_\_\_\_  
Solicitor for the City of Scranton

CITY OF SCRANTON

ATTEST:

BY: L. Reed  
Lori Reed, City Clerk

Date: 8.14.2017

BY: William L. Courtright  
William L. Courtright, Mayor

Date: 8-9-17

BY: Roseann Novembrino  
Roseann Novembrino, City Controller

Date: 8-14-2017

APPROVED AS TO FORM:

BY: J. Eskra  
Jessica L. Eskra, Esq., City Solicitor

Date: 8/15/17

EXHIBIT A

All that certain lot, piece or parcel of land situated in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania and known as "Mount Pleasant Drive" as more specifically bonded and described as follows:

BEGINNING at a point, said point being located on the Northeasterly right-of-way line of West Linden Street and also being the Southwesterly property corner of Lot 2 as shown on the "Mount Pleasant Corporate Center - Final Plan" recorded in Lackawanna County Recorder of Deeds Office in Map Book 6AM, Page 6569 on July 28, 2009 (the "Subdivision Plan");

THENCE along Lot 2 the following three (3) courses and distances:

1. North 81°53'43" East a distance of 34.17 feet to a point;
2. North 46°38'09" East a distance of 117.58 feet to a point;
3. North 31°54'13" East a distance of 66.44 feet to a point;

THENCE continuing along Lot 2 and along Lot 3 North 10°38'28" East a distance of 205.39 feet to a point in a on the southerly side of a storm management area;

THENCE along storm management area the following four (3) courses and distances:

1. South 79°00'22" East a distance of 3.28 feet to a point;
2. North 10°59'38" East a distance of 195.00 feet to a point;
3. North 79°00'22" West a distance of 4.49 feet to a point;
4. North 10°38'28" East a distance of 9.64 feet to a point;

THENCE continuing along Lot 3 and along Lot 4 on a curve to the right having a radius of 625.00 feet, an arc length of 218.32 feet, a chord bearing of North 20°38'53" East, and a chord length of 217.21 feet to a point;

THENCE continuing along Lot 4 the following four (4) courses and distances:

1. North 30°39'17" East a distance of 42.08 feet to a point;
2. On a curve to the left having a radius of 575.00 feet, an arc length of 187.89 feet, a chord bearing of North 21°17'37" East, and a chord length of 187.05 feet to a point;
3. North 11°55'57" East a distance of 98.48 feet to a point;
4. North 78°15'31" West a distance of 10.76 feet to a point;

THENCE continuing along Lot 4 and along Lot 5 on a curve to the right having a radius of 60.00 feet, an arc length of 266.97 feet, a chord bearing of North 49°12'14" East, and a chord length of 95.25 feet to a point;

THENCE continuing along Lot 5 South 77°50'46" East a distance of 14.66 feet to a point, said point being located on the Westerly right-of-way line of the North Scranton Expressway (S.R. 3027);

THENCE along the Westerly right-of-way line of the North Scranton Expressway (S.R. 3027) the following three (3) courses and distances:

1. South 12°09'14" West a distance of 309.19 feet to a point;
2. South 28°24'18" West a distance of 200.00 feet to a point;
3. South 00°53'24" West a distance of 129.88 feet to a point;

THENCE continuing along the Westerly right-of-way line of the North Scranton Express Way (S.R. 3027) and along Lot 1 South 17°14'15" West a distance of 473.85 feet to a point;

THENCE continuing along Lot 1 South 46°38'09" West a distance of 148.92 feet to a point;

THENCE still along Lot 1 South 02°00'00" West a distance of 9.83 feet to a point, said point being located on the aforementioned Northeasterly right-of-way line of West Linden Street;

THENCE along the Northeasterly right-of-way line of West Linden Street South 46°28'05" West a distance of 20.00 feet to a point;

THENCE continuing along said right-of-way line North 43°31'55" West a distance of 96.69 feet, which is the point of BEGINNING.

CONTAINING having an area of 102,482 square feet, 2.35 acres.

BEING Part of Tax Identification Number: 145.15-020-00101.

P.O. LACKAWANNA COUNTY  
Certified Property Identification  
MUNI: 34  
SEP 06 2017  
PIN: 14515-020-00101  
USE: 9800 ASSESS VAL 107,856  
CLERK Gm 10.00

**PENNSYLVANIA**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
  
See Reverse for Instructions

Recorder's Use Only	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Kreder Brooks Hailstone, LLP, Richard G. Reed, Esq.,		Telephone Number: (570) 346-7922	
Street Address 220 Penn Avenue, Suite 200	City Scranton	State PA	Zip Code 18503

**B. TRANSFER DATA**

Date of Acceptance of Document September 6, 2017			
Grantor(s)/Lessor(s): Scranton Lackawanna Industrial Building Company (SLIBCO)	Telephone Number: (570) 342-7711	Grantee(s)/Lessee(s): The City of Scranton	Telephone Number: (570) 348-4100
Mailing Address 222 Mulberry Street		Mailing Address 340 North Washington Ave. Telephone Number:	
City Scranton	State PA	Zip Code 18503	City Scranton State PA Zip Code 18503

**D. REAL ESTATE LOCATION**

Street Address Mount Pleasant Drive		City, Township, Borough: Scranton	
County Lakawanna	School District Scranton School District	Tax Parcel #145.15-020-00101	
Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
1. Actual Cash Consideration \$1.00	2. Other Consideration + None	3. Total Consideration = \$ 1.00	
4. County Assessed Value \$107,850.00	5. Common Level Ratio Factor 6.67	6. Computed Value \$ 719,359.50	

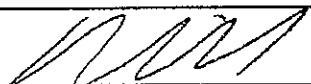
**F. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest In Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
--------------------------------------	--	---

**2. Check Appropriate Box Below for Exemption Claimed. ■**

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of Transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.  
(If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed. \_\_\_\_\_)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Kreder Brooks Hailstone, LLP Richard G. Reed, Esq. 	Date September, 6, 2017
--	-------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



EVIE RAFALKO MCNULTY  
Lackawanna County Recorder of Deeds  
Gateway Center  
135 Jefferson Avenue  
Scranton, Pennsylvania 18503

This is a certification page  
\*\*\*This page is now part of this legal document – DO NOT DETACH\*\*\*



INSTRUMENT #: 201714029

Receipt#: 285268  
Clerk: LH  
Rec Date: 09/06/2017 02:55:58 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 8  
Rec'd Frm: KREDER, BROOKS, HAILSTONE

Party1: SCRANTON LACKA INDUSTRIAL BLDG  
CO  
Party2: SCRANTON CITY  
Town: SCRANTON CITY

Consideration: 1.00  
Taxable Amount: 0.00  
Assessed Value: 107850.00

Recording:

Recording Fees - ROD	19.00
Cover/Index Page	2.00
Parcel Certification	10.00
State Writ Tax	0.50
State JCS/Access to Justi	35.50
Affordable Housing	13.00
County Improvement Fee	2.00
ROD Improvement Fee	3.00

Sub Total: 85.00

Transfer Tax	
STATE TRANSFER TAX	0.00
SCRANTON CITY	0.00
SCRANTON SCHOOL DISTRICT	0.00

Sub Total: 0.00

Total: 85.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

I hereby CERTIFY that this document is recorded in  
the Recorder of Deeds Office of Lackawanna County,  
Pennsylvania.



*Evelyn Rafalko McNulty*

Evelyn Rafalko McNulty  
Recorder of Deeds

\*\* Information may change during the verification  
process and may not be reflected on this page

Record and Return To:

KREDER, BROOKS, HAILSTONE  
220 PENN AVE  
SUITE 200  
SCRANTON PA 18501  
BOX 99

DEED OF DEDICATION

(Stormwater Detention Basin)

THIS DEED OF DEDICATION, made the 28<sup>th</sup> day of June, 2017,  
between

SCRANTON LACKAWANNA INDUSTRIAL BUILDING COMPANY, a  
Pennsylvania not-for-profit corporation with its  
principal office at 222 Mulberry Street, Scranton,  
Pennsylvania 18503 (herein called the "Grantor"),

and

THE CITY OF SCRANTON, a municipal corporation  
organized and existing under the laws of the  
Commonwealth of Pennsylvania with its principal office  
at 340 North Washington Avenue, Scranton, Pennsylvania  
18503 (hereinafter called "Grantee"),

WITNESSETH:

WHEREAS, the Grantor developed the Mount Pleasant Corporate  
Center (the "Park") in the City of Scranton, Lackawanna County,  
Pennsylvania, recorded a Subdivision Plan with respect thereto  
in the Lackawanna County Recorder of Deeds office in Map Book  
6AM at Page 6569 (the "Subdivision Map"), and recorded a  
Declaration of Protective Covenants, Restrictions and Conditions  
with respect thereto in the Lackawanna County as Instrument No.  
200829230 (the "Park Declaration"); and

WHEREAS, the Grantor wishes to convey certain lands within  
the Park to the Grantee and the Grantee wishes to accept the  
conveyance thereof in accordance with the terms and conditions  
of this Deed,

NOW THEREFORE, for and in consideration of the sum of one  
Dollar (\$1.00), as well as for various other considerations  
affecting the public welfare which it seeks to advance, the  
Grantee by these presents does hereby grant, bargain, sell and  
convey unto the Grantee, its successors and assigns, the free

and uninterrupted use, liberty and privilege of, all that certain tract or parcel of land within the Park known as the Stormwater Detention Basin as shown on the Subdivision Map and as further described on Exhibit A to this Deed (the "Detention Basin").

It is understood and agreed that the said Grantee, its successors and assigns, by acceptance of this Deed, covenants and agrees to and with the Grantor, its successors and assigns, as part of the consideration hereof, that:

1. Grantee, its successors and assigns shall at its sole cost and expense:
  - (a) assume all costs for the maintenance, operation, repair, reconstruction and use of the Detention Area, and all storm water runoff management plans and systems in connection therewith or located therein; and
  - (b) comply with all applicable laws, regulations and standards in the exercise of its rights hereunder.
2. This conveyance does not include any right or easement, expressed or implied, in any remaining lands of the GRANTOR, its successors and assigns.
3. This conveyance is subject to the rights, easements, encumbrances, restrictions, covenants and rights-of-way as are found in the deeds forming the chain of title for the Park, and the rights of any parties in possession, including assigns and lessees.
4. No permanent structures shall be erected or constructed within the Detention Basin.

SUBJECT TO and in common with the rights, conditions and restrictions as are contained in the Park Declaration.

TO HAVE AND TO HOLD all and singular the privileges aforesaid unto the Grantee to and for only the proper use and behoof of the Grantee, its successors and assigns forever, as and for a Stormwater Detention Basin.

BEING a portion of the lands conveyed to the Scranton Lackawanna Industrial Building Company, the Grantor herein, by

Deed dated March 5, 2008, from Keystone Concrete Block & Supply Co., Inc., and recorded in the Lackawanna County Recorder of Deeds Office as Instrument Number 200805077.

The acceptance of this Deed of Dedication by the City of Scranton was duly approved by Resolution No. 32 of 2011, and was duly adopted by the Council of the City of Scranton at a regularly scheduled and duly convened meeting held on the 10th day of May, 2011.

And the Grantor will warrant specially the property herein conveyed.

In Witness Whereof, the Grantor has caused this Deed of Dedication to be executed by its proper officers as of the day and year first above written, intending to be legally bound.

ATTEST:

SCRANTON LACKAWANNA INDUSTRIAL  
BUILDING COMPANY

Virginia J. Goodrich

Title: Secretary

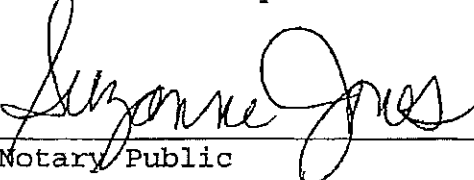
By: [Signature]

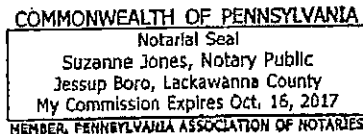
Title: Executive Vice President

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF LACKAWANNA :

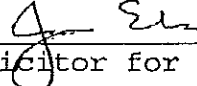
On this 28th day of June, 2017, before me, a Notary Public, personally appeared Robert F. Durkin, who acknowledged himself to be the Executive Vice President of SCRANTON-LACKAWANNA INDUSTRIAL BUILDING COMPANY, a not-for-profit corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public



I hereby certify that the precise address of the Grantee is  
340 North Washington Avenue, Scranton, Pennsylvania 18503.

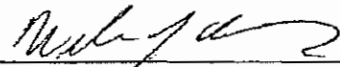
  
\_\_\_\_\_  
Solicitor for the City of Scranton

CITY OF SCRANTON

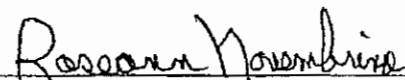
ATTEST:

BY:   
Lori Reed, City Clerk

Date: 8-14-2017

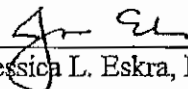
BY:   
William L. Courtright, Mayor

Date: 8-9-17

BY:   
Roseann Novembrino, City Controller

Date: 8-14-2017

APPROVED AS TO FORM:

BY:   
Jessica L. Eskra, Esq., City Solicitor

Date: 8-15-17

EXHIBIT A

All that certain lot, piece or parcel of land situated in the City of Scranton, County of Lackawanna, and Commonwealth of Pennsylvania more specifically bonded and described as follows:

BEGINNING at a point, on the Easterly corner of Lot 3 as shown on the "Mount Pleasant Corporate Center - Final Plan" recorded in Lackawanna County Recorder of Deeds Office in Map Book 6AM, Page 6569 on July 28, 2009 (the "Subdivision Plan"), said point being located on the Westerly right-of-way line of Mount Pleasant Drive and being North 10°38'28" East from the Easterly property corner of Lot 2;

THENCE along Lot 3 the following two (2) courses and distances:

1. North 79°00'22" West a distance of 35.47 feet to a point;
2. North 10°59'38" East a distance of 195.00 feet to a point;

THENCE continuing along Lot 3 and the proposed right-of-way of the aforementioned Mount Pleasant Drive South 79°00'22" East a distance of 38.75 feet to a point;

THENCE along the proposed right-of-way of said Drive South 10°59'38" West a distance of 195.00 feet to a point;

THENCE continuing along said right-of-way North 79°00'22" West a distance of 3.28 feet to a point, which is the point of BEGINNING.

CONTAINING having an area of 7,557.2 square feet, 0.17 acres.

BEING Part of Tax Identification Number: 145.15-020-00101.

P.O. LACKAWANNA COUNTY  
Certified Property Identification  
MUNI: 34

SEP 06 2017  
PIN: 14515-020-00101  
USE: 9800 ASSESS VAL 107,850  
CLERK Gm 10.00

**PENNSYLVANIA**  
DEPARTMENT OF REVENUE  
Bureau of Individual Taxes  
PO BOX 280603  
Harrisburg, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

Recorder's Use Only	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

**A. CORRESPONDENT - All inquiries may be directed to the following person:**

Name Kreder Brooks Hailstone, LLP, Richard G. Reed, Esq.,		Telephone Number: (570) 346-7922	
Street Address 220 Penn Avenue, Suite 200	City Scranton	State PA	Zip Code 18503

**B. TRANSFER DATA**

Date of Acceptance of Document September 6, 2017			
Grantor(s)/Lesser(s): Scranton Lackawanna Industrial Building Company (SLIBCO)	Telephone Number: (570) 342-7711	Grantee(s)/Lessee(s): The City of Scranton	Telephone Number: (570) 348-4100
Mailing Address 222 Mulberry Street		Mailing Address 340 North Washington Ave. Telephone Number:	
City Scranton	State PA	Zip Code 18503	City Scranton State PA Zip Code 18503

**D. REAL ESTATE LOCATION**

Street Address West Linden Street		City, Township, Borough: Scranton	
County Lackawanna	School District Scranton School District	Tax Parcel #145,15-020-00101	
Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
1. Actual Cash Consideration \$1.00	2. Other Consideration + None	3. Total Consideration = \$ 1.00	
4. County Assessed Value \$107,850.00	5. Common Level Ratio Factor 6.67	6. Computed Value \$ 719,359.50	


**F. EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed 100%	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100 %
--------------------------------------	--	---

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of Transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☒ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed. \_\_\_\_\_)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Kreder Brooks Hailstone, LLP Richard G. Reed, Esq. 	Date September 6, 2017
--	------------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



DEPARTMENT OF LAW

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

July 10, 2018

To the Honorable Council  
Of the City of Scranton  
Municipal Building  
Scranton, PA 18503

RECEIVED

JUL 10 2018

OFFICE OF CITY  
COUNCIL/CITY CLERK

Dear Honorable Council Members:

ATTACHED IS AN ORDINANCE GRANTING A TEMPORARY  
CONSTRUCTION AND PERMANENT MAINTENANCE EASEMENT  
AGREEMENT ON PROPERTY OWNED BY THE CITY OF SCRANTON TO  
SCRANTON LACKAWANNA INDUSTRIAL BUILDING COMPANY FOR THE  
INSTALLATION OF SIDEWALKS AT THE MOUNT PLEASANT CORPORATE  
CENTER ALONG MOUNT PLEASANT DRIVE AS MORE FULLY DESCRIBED IN  
EXHIBIT "A".

Respectfully,

*Jessica Eskra* (s)  
Jessica L. Eskra, Esquire  
City Solicitor

JLE/sl

RESOLUTION NO. \_\_\_\_\_

2018

**AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF EIGHT HUNDRED THOUSAND \$800,000.00 DOLLARS; ACCEPTING AND DISBURSING THE GRANT; AND COORDINATE THE USE OF THE GRANT FUNDS WITH SCRANTON-SAMTER, LP, FOR THE PROJECT TO BE NAMED THE "SAMTER REDEVELOPMENT PROJECT".**

WHEREAS, the City of Scranton, in coordination with "Scranton-Samter, LP", or their designee, 2030 Tilghman Street, Suite #203, Allentown, Pennsylvania, 18104, is desirous of obtaining funds from the Commonwealth of Pennsylvania's Office of the Budget in the amount of \$800,000.00 for prevention and elimination of blight through the Redevelopment Assistance Capital Program (RACP); and

WHEREAS, a blighting influence exists due to the deteriorating condition of the former "Samter Brothers Department Store". The Samter Redevelopment Project located at 101 Penn Avenue, Scranton, Pennsylvania requires complete interior reconstruction, extensive façade improvements, and windows; and

WHEREAS, the City will partner with "Scranton-Samter, LP", or their designee, as the applicant for the grant funds from Commonwealth of Pennsylvania's Office of the Budget and disburse the funds to the City to fund the Project; and

WHEREAS, the City will reimburse the Commonwealth of Pennsylvania's Office of the Budget for any expenditures found by the Commonwealth of Pennsylvania's Office of the Budget to be ineligible; and

WHEREAS, the details of the Project costs and breakdown are detailed in the grant application, a copy of which is attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SCRANTON** that the Mayor and other appropriate City Officials are hereby authorized to apply for, execute, and submit a grant application to the Pennsylvania Office of the Budget for the Redevelopment Assistance Capital Program (RACP) substantially in the form attached hereto,

and if successful, to accept the grant funds to be used for the Project as detailed in the grant application. This approval anticipates the execution of any and all related documentation which may be necessary to complete the grant application, including, but not limited to, the grant application.

**SECTION 1.** If any section, clause, provision or portion of this Resolution shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Resolution or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent of this Resolution and the effective administration thereof.

**SECTION 2.** This Resolution shall become effective immediately upon approval.

**SECTION 3.** This Resolution is enacted by the Council of the City of Scranton under the authority of the Act of Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State of Pennsylvania.



June 28, 2018

Atty. Jessica Eskra  
340 North Washington Avenue  
City Hall  
Scranton, PA 18503

Re: Redevelopment Assistance Capital Program (RACP)  
Scranton-Samter, LP  
Samter's Redevelopment Project  
Scranton, Pennsylvania 18505  
Resolution - \$800,000.00

Dear Atty. Boyle:

The City was approved for \$800,000 grant through the PA Office of the Budget through the Redevelopment Assistance Capital Program (RACP) for the development of the above mentioned project. A copy of the application is attached.

OECD is requesting to review the attached Resolution for the development of the Samter's building located at 101 Penn Avenue, Scranton, PA 18503.

If you have any questions, please contact me at [laebli@scrantonpa.gov](mailto:laebli@scrantonpa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Linda B. Aebli".

Linda B. Aebli  
Executive Director

Lba/  
Attachments



OFFICE OF THE MAYOR

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4101 • FAX: 570-348-4251

June 22, 2018

Mr. Steven Heuer  
Office of the Budget  
Bureau of Revenue, Capital & Debt  
RACP  
18th Floor Harrisstown 2  
333 Market Street  
Harrisburg, PA 17101-2210

**Re: Redevelopment Assistance Capital Program (RACP)  
Scranton-Samter, LP  
101 Penn Avenue  
Lackawanna County / Scranton City  
Capital Budget Project Itemization Act of 2013-085  
\$800,000.00**

Dear Mr. Heuer:

This will confirm the letter dated May 29, 2018 from Randy C. Albright, Secretary, Office of the Budget informing the City of Scranton that Governor Wolf has authorized the release of \$800,000.00 for the above mentioned project.

On behalf of the citizens of Scranton, Pennsylvania and in accordance with RACP statutes, I accept the grant and will follow all regulations under RACP to further economic development in the City of Scranton.

Ms. Aebli, of my staff, will be the City of Scranton's contact for this project:

Ms. Linda B. Aebli  
Executive Director  
Office of Economic and Community Development  
Municipal Building  
340 North Washington Avenue  
Scranton, Pennsylvania 18503  
Phone: 570/348-4216  
FAX: 570/348-4123  
Email: [Laebli@scrantonpa.gov](mailto:Laebli@scrantonpa.gov)




OFFICE OF THE MAYOR

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4101 • FAX: 570-348-4251

If you need further information, please do not hesitate to contact Ms. Aebli at [Laebli@scrantonpa.gov](mailto:Laebli@scrantonpa.gov) or 570/348-4216.

Sincerely,



William L. Courtright  
Mayor

Cc: Ms. Linda B. Aebli, Executive Director, OECD  
Mr. Elias Joseph, Office of the Budget  
Atty. Sean Gallagher, OECD Solicitor  
Mr. William Harbeson, Administrator, (RACP)  
Mr. Charles Jefferson, Scranton-Cherry, LP  
Mr. Duane Wagner, Jefferson-Wearner  
Atty. Jessica Eskra, Solicitor, City of Scranton

# Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

## Applicant Information

Applicant Entity Type:	Partnership
Applicant Name:	Scranton-Samter, LP
Incorporated in PA?	True
Registered to do business in PA?	True
NAICS Code	5311
PA Revenue Tax Box#:	6482485
FEIN/SSN Number	XXXXXXXX
DUNS Number:	
CEO:	Charles C. Jefferson
CEO Title:	President
SAP Vendor #:	XXXXXX
Contact Name:	Charles C. Jefferson
Contact Title:	President
Phone:	(215)-651-1241 Ext.
Fax:	(484)-821-3495
E-mail:	cjefferson@jeffersonwerner.com
Mailing Address:	2030 Tilghman Street Suite #203
City:	Allentown
State:	PA
Zip Code:	18104

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Enterprise Type

Indicate the types of enterprises that describe the organization listed above. You may select more than one type.

<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> Agri-Processor	<input type="checkbox"/> Agri-Producer
<input type="checkbox"/> Authority	<input type="checkbox"/> Biotechnology / Life Sciences	<input type="checkbox"/> Business Financial Services
<input type="checkbox"/> Call Center	<input type="checkbox"/> Child Care Center	<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Community Dev. Provider	<input type="checkbox"/> Computer & Clerical Operators	<input type="checkbox"/> Defense Related
<input type="checkbox"/> Economic Dev. Provider	<input type="checkbox"/> Educational Facility	<input type="checkbox"/> Emergency Responder
<input type="checkbox"/> Environment and Conservation	<input type="checkbox"/> Exempt Facility	<input type="checkbox"/> Export Manufacturing
<input type="checkbox"/> Export Service	<input type="checkbox"/> Food Processing	<input type="checkbox"/> Government
<input type="checkbox"/> Healthcare	<input type="checkbox"/> Hospitality	<input type="checkbox"/> Industrial
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Mining	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Professional Services	<input type="checkbox"/> Recycling	<input type="checkbox"/> Regional & National Headquarters
<input type="checkbox"/> Research & Development	<input type="checkbox"/> Retail	<input type="checkbox"/> Social Services Provider
<input type="checkbox"/> Tourism Promotion	<input type="checkbox"/> Warehouse & Terminal	

Commercial, Other,

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Project Overview

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Project Overview

Project Name:

Samter Building Redevelopment

Is this project related to another previously submitted project?

No

If yes, indicate previous project name:

Have you contacted anyone at Office of the Budget about your project?

No

If yes, indicate who:

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Project Site Locations

Address:	101 Penn Avenue
City:	Scranton
State:	PA
Zip Code:	18503
County:	Lackawanna
Municipality:	Scranton City
PA House:	Marty Flynn (113)
PA Senate:	John P. Blake (22)
US House:	Matthew Cartwright (17)
Current Employees:	0
Jobs To Be Created:	10
Jobs that Pay:	\$31,612.00
	Created 5 Retained 0
	<p><b><u>Jobs that Pay</u></b></p> <p>Jobs that Pay is Part Of Governor Wolf's initiative to improve Pennsylvania's overall job climate and job growth through partnering with the private sector to encourage the creation and retention of jobs that pay at least 80% of the annual average wage in the county where the jobs are located. (See current county listings). Job creation and retention will help ensure that businesses and communities provide employment opportunities for all of the state's residents, improve the local tax base, and achieve prosperity and a higher quality of life for families and communities.</p> <p><b>NOTE:</b> Jobs that Pay required data by the Department is for reporting purposes only and will <b>NOT</b> be used as a criteria for awarding loans, loan guarantees, grants or tax credits.</p>
Designated Areas:	Act 47 Distressed Community

## Single Application for Assistance

Web Application Id: 8134818

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Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Project Budget

	Redevelopment Assistance Capital Program (RACP)	Total Match Private	Total
<b>Miscellaneous</b>	\$800,000.00	\$1,355,417.00	
Total Project Cost	\$800,000.00	\$1,355,417.00	\$2,155,417.00
Total	\$800,000.00	\$1,355,417.00	
		<b>Budget Total:</b>	\$2,155,417.00

#### Basis of Cost

Provide the basis for calculating the costs that are identified in the Project Budget.

#### Contractor Estimates

#### Budget Narrative

The narrative must specifically address each of the cost items identified in the Project Budget section. If an amount is placed in any of the OTHER categories, you must specify what the money will be used for. **NOTE:** Some programs have specific guidelines regarding the narrative necessary to qualify for that particular resource. Please read the Program Guidelines for details.

Costs identified in the Budget Spreadsheet have been prepared by our development team and further reviewed by our design and construction professionals.

**Secured & Unsecured Financing.** ScrantonSamter, LP, has secured both long term and interim funding for the project, subject to the approval of the requested \$800,000 RACP Grant.

ScrantonSamter, LP's, lender has committed financing for the project and is prepared to issue documentation supporting their financing upon request.

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Project Narrative

#### How does this project provide a benefit or improvement to a community?

Identify a problem or need in the community (cultural, recreational, historical, civic). Indicate how that will be rectified with this projects completion.

The rehabilitation of the former Samter Bros Department Store will provide 24 market rate apartments with ground floor retail and serve as a catalyst for further redevelopment of the 100 block of Penn Avenue and Scranton's overall Central Business District. Penn Ave has long lagged behind the downtown renewal. Nearly 80% of the block is vacant with several boarded-up properties. The rehab of this landmark corner property will draw further attention to the rest of the street and go a long way towards sparking other projects. Downtown Scranton is growing, but growing slowly. Large projects such as this, while financially challenging, send out a signal to others to redevelop adjacent properties in the Central Business District.

#### What will this project entail?

Give a complete project description. Indicate the construction, renovations or improvements that will take place. Indicate what properties will be used or purchased for use.

Rehabilitation of the former 5-story department store building into 24 one and two bedroom apartments with modern layouts and amenities. Downtowns require people living in them to succeed. Bringing 24 new units to the 100 block of Penn Avenue means more than 30 people living in the building and walking in-and-out on a regular basis. In addition, the return of ground floor retail to this marquee corner will translate into even more people on the street, job creation and tax revenues.

#### How do you plan to use the funds?

Should include specific use of funds and reflect the budget provided with the application.

Funds will be used for construction of the project and specifically the facade and building envelop. Restoration is needed for windows and facade elements that goes beyond what is financially viable in the market place. Financial assistance is needed to do the project right and allow it to set the example for the remainder of the neighborhood. This is the first residential rehab on Penn Avenue in over 40 years.

#### Project Schedule and Key Milestones and Dates

A detailed schedule of activities, including key milestones and dates, must accompany this application if applicable to the project.

Bid Project: April 2018

Award Contract: May 2018

Obtain All Permits: May 2018

Construction (Including Sitework): June 2018 to September 2018

Inspection and Occupancy: October 2018

# Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

## Program Addenda

### Section 1. Project Viability

#### 1. Fill in your main itemization information.

Click the link for the list of itemizations and fill in the information accordingly in the 1st itemization box. If you have a second itemization, fill in the 2nd itemization box accordingly. Special note: Act 41/2008's itemizations Sunset (i.e., become null & void) on 7/4/18. If you're using an Act 41/2008 itemization to support your project we suggest you also provide a 2nd alternate itemization, if available. If an award to your project is made after 7/4/18, you will need an alternative itemization to realize your award.

1. Item No. is Column B on the Itemization spreadsheet.
2. Indicate Act No. & Authorization (Effective) Year. This information can be located in Column E on the Itemization spreadsheet; i.e. Act 2008-041 the Year is 2008 and the Act Number is 041.
3. Act Description is Column H of the Itemization spreadsheet. The entire description MUST be copied word for word.
4. Act Amount is Column I on the itemization spreadsheet. The formatting of this field is \$500,000.00 and if you do not fill it out in this format it will give you an error.
5. Available Amount is Column O. The formatting of this field is \$500,000.00 and if you do not fill it out in this format it will give you an error.

A. Item No. from Excel File link

1st Itemization

8330

2nd Itemization

B. Indicate Act No. &amp; Authorization (Effective)

Year

1st Itemization

2013

2nd Itemization

Act Number

1st Itemization

085

2nd Itemization

C. Act Description

1st Itemization

Acquisition, construction, infrastructure and other related costs for Central Business District revitalization project.

# Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

## Program Addenda

### 2nd Itemization

#### D. Act Amount

1st Itemization (\$X,XXX,XXX.00)

5,000,000.00

2nd Itemization (\$X,XXX,XXX.00)

#### E. Available Amount

1st Itemization (\$X,XXX,XXX.00)

5,000,000.00

2nd Itemization (\$X,XXX,XXX.00)

### 2. Financial Necessity.

What were the factors that the Candidate relied on to arrive at the requested amount?

Funds will be used for construction of the project & specifically the facade and building envelop. Restoration is needed for windows and facade elements that goes beyond what is financially viable in the market place. Financial assistance is needed to do the project right and allow it to set the example for the remainder of the neighborhood. This is the first residential rehab on that street in over 40 years. Penn Ave has long lagged behind the downtown renewal. The 24 market-rate apartments and ground floor retail and serve as a catalyst for further redevelopment of the 100 block of Penn Ave and Downtown Scranton overall.

RACP funds in the amount of \$800,000 are requested to undertake the project, as the project requires complete interior reconstruction, extensive facade improvements and windows that combine with the economics to make the project not viable. RACP funds along with the matching private investment will allow the project to move forward immediately & open Fall of 2017.

3. Is your RACP total project cost at least \$1,000,000?

Yes

4. Are at least 50% of the total project cost paid for by another non-state funding source?

Yes

5. Will your project be completed by the 1st day of the submission period for this round?

(generally determined by the issuance of the occupancy permit, if any)

No

6. Is the anticipated construction start date within 1 year of the last day of the submission period for this round?

Yes

# Single Application for Assistance

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Program Selected: Redevelopment Assistance Capital Program (RACP)

## Program Addenda

7. Indicate that you have reviewed the RACP Key Compliance Items and you acknowledge and agree to follow these items.

A. Link

Yes

8. Is your project eligible for City Revitalization and Improvement Zone (CRIZ) benefits?

No

9. Can your project be funded through other State programs (i.e. PENNDOT and PENNVEST)?

No

A. If yes, does your project fit one of the following exceptions; when associated with a project that is part of an economic development project stormwater, water and sewer infrastructure or tunnels, bridges or roads?

10. Please indicate the status of Site Control (for example, leasing arrangements, sales agreement, recorded deed, etc.).

The status of Site Control is a recorded deed the property is owned by Scranton-Samter, LP (the applicant).

11. Is the project located in one of the designated areas?

(KOZ, KOEZ, KIZ, KSDZ, EZ, KOIZ)

No

13. Indicate below whether the project is comprised of any of these Strategic Clusters

A. Biotech/Pharmaceutical/Life Science

No

B. High Tech &amp; Advanced Manufacturing Materials

No

C. Energy Extraction &amp; Mining

No

D. Business &amp; Financial and Service

No

E. Healthcare/Medical Research and/or Education

No

F. Agriculture

No

14. Does your project involve any housing construction? If yes, elaborate below.

(Housing projects are only eligible when specialized funding is approved and remains unused under Acts 87 of 2005 & 82 of 2010. Outside of this special funding housing projects are only eligible if they support and generate economic activity and are part of a community revitalization plan.)

Yes, the redevelopment of 101 Penn Avenue (the Samter Building) includes the creation of 24 residential

# Single Application for Assistance

Web Application Id: 8134818

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Program Selected: Redevelopment Assistance Capital Program (RACP)

## Program Addenda

units. The redevelopment of the Samter Building is consistent with the City of Scranton's comprehensive plan and specifically the stated goal of revitalizing Scranton's Central Business District.

### Section 2. Source & Uses of Funds (RDA Forms)

#### 15. Download and Complete RDAs & Construction Cost breakdown Document

Download RDAs &amp; Construction Cost Document

#### Uploaded Documents

Samter - RACP Application RDA 300-301 and Construction Cost Breakdown Forms 022718.xls

#### 16. Qualified Professional

The Capital Facilities Debt Act requires a RACP grant candidate to identify who produced the cost estimates for their project. It further requires that such project cost estimate must be prepared by a qualified professional.

Please identify who prepared the project's cost estimate, and give their title and/or professional qualifications below

David W. Perrotta, Director of Construction, Admiral Management Services, LLC

David Perrotta's experience centers around the ability administer and supervise internally run construction projects, manage outside third party at-risk Construction Managers ensuring that an owner's guidelines for suitable design and operations guidelines are integrated into every project.

Mr. Perrotta's core competencies include: Coordination of pre-construction activities and evaluation of design options for suitability and cost effectiveness to suit the needs of the project on behalf of the owner including pro forma compliance; Manage and direct Construction Managers and/or in-house construction teams as required to successfully achieve the construction goals of the project; Provide oversight of Cost Control measures, Purchasing, Scheduling and Construction Operations and Turnover as required to ensure the success of each project in all areas.

### Section 3 Involved Organization

(Candidate normally the beneficiary of the grant)

#### 17. Candidate's Board President or Top Executive or Officer

(If a grantee is not known, this is whom the RACP letter will be directed).

Please make sure to include the following in the text area:

Organization, Contact Person, Title, Complete Address, Email & Phone Number

ScrantonSamter, LP

Charles C. Jefferson

President

2030 Tilghman Street, Suite #203

# Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

## Program Addenda

Allentown, PA 18104

Email: cjefferson@jeffersonwerner.com

Phone: 215-651-1241

### 18. Candidate's person to contact for project information

(If different from above)

Please make sure to include the following in the text area:

Organization, Contact Person, Title, Complete Address, Email &amp; Phone Number

(Same as above #17.)

### 19. Grantee's Chief Elected Official or Officer

(This is to whom the RACP letter will be directed).

Please make sure to include the following in the text area:

Organization, Contact Person, Title, Complete Address, Email &amp; Phone Number

The Honorable William Courtwright, Mayor

City of Scranton

340 North Washington Avenue

Scranton, PA 18503

Email: sdavis@scrantonpa.gov

Phone: 570-348-4101

### 20. Grantee's Contact Person

(If different from above)

Please make sure to include the following in the text area:

Organization, Contact Person, Title, Complete Address, Email &amp; Phone Number

Ms. Linda B. Aebli

Executive Director

Office of Community and Economic Development (OECD) Municipal Building 340 North Washington Avenue

Scranton, PA 18503

Email: laebli@scrantonpa.gov

Phone: 570-348-4216

### 21. Please list the amount of any prior RACP Grants (if none, enter \$0.00) (\$X,XXX,XXX.00)

0.00

### 22. Please identify prior RACP grants awarded to the entity applying for the grant or a related candidate.

Provide the grant ME number (300-XXXX), name of the project, award amount, and the recipient for each prior grant. If the past recipient is not the current candidate, provide the connection to the current candidate (If no prior grants, enter none).

N/A.

### 23. Other commonwealth Assistance

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Program Addenda

A. Have you or a related company received an economic benefit in the form of a grant, loan or tax credit from a Commonwealth program within the last 2 years for this project?

No

If so, please provide details

B. Do you or a related company currently have an application for economic benefits in the form of a grant, loan or tax credit pending with a Commonwealth program for this project?

No

If so, please provide details

## Single Application for Assistance

Web Application Id: 8134818

Single Application Id: 201802271028

Applicant: Scranton-Samter, LP

Program Selected: Redevelopment Assistance Capital Program (RACP)

### Program Requirements

## e-RACP Application Submission Fee Instructions

Within 30 days of the e-RACP Application submission, Candidates MUST mail a check for \$500 along with a copy of the e-Application Certification (signature page).

Checks must be made payable to the "Commonwealth of PA."

Please notate the Web ID # (see top right of this page ) on the check or any other correspondence submitted.

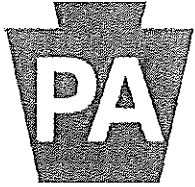
Please do **NOT** send one (1) check containing the payment for multiple e-RACP Applications submissions. In other words, one (1) check per each e-RACP Application should be submitted.

Please mail the e-RACP Application Certification and check to the following address:

Office of the Budget  
Redevelopment Assistance Capital Program  
333 Market Street, 18th Floor  
Harrisburg, PA 17101

If agreeable to the payment of the \$500, please change the current blank field in the drop box below to "Yes," and then click Continue

Yes



# Office of the Budget

Single Application for Assistance

**Single Application #: 201802271028**

This page must accompany all required supplemental information **Mail to:**

**Office of the Budget  
Redevelopment Assistance Capital Program  
333 Market Street, 18th Floor  
Harrisburg, PA 17101**

I hereby certify that all information contained in the single application and supporting materials submitted to Office of the Budget via the Internet, Single Application # 201802271028 and its attachments are true and correct and accurately represent the status and economic condition of the Applicant, and I also certify that, if applying on behalf of the applicant, I have verified with an authorized representative of the Applicant that such information is true and correct and accurately represents the status and economic condition of the Applicant. I also understand that if I knowingly make a false statement or overvalue a security to obtain a grant and/or loan from the Commonwealth of Pennsylvania, I may be subject to criminal prosecution in accordance with 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) and 31 U.S.C. §§ 3729 and 3802 (relating to false claims and statements).



**Signature: Charles C. Jefferson**

The Office of the Budget reserves the right to accept or reject any or all applications submitted on the Single Application for Assistance contingent upon available funding sources and respective applicant eligibility.

<h1 style="margin: 0;">RDA-300</h1>		<b>Commonwealth of Pennsylvania</b> <b>REDEVELOPMENT ASSISTANCE CAPITAL PROJECT</b> <b>SOURCES OF FUNDS</b>					Date Received  ME No.  State Consultant Firm		
The latest status of this project is: <input type="checkbox"/> Pre-Award Application <input type="checkbox"/> Post-Award Application <input type="checkbox"/> Grant Agreement		This RDA filing, as it applies to the project's "status" at left, is a/an: <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION No. <input type="checkbox"/> AMENDMENT					Version: February 2016		
<b>PROJECT INFORMATION</b>									
PROJECT NAME		Samter Building Redevelopment				PROJECT PHASE		I OF I	
GRANTEE		City of Scranton							
SUB-GRANTEE(S)		Scranton-Samter, LP							
County		Municipality		Municipal Population		Legislative Districts		RACP Construction Schedule	
Lackawanna		City of Scranton		75,806		House: 112    Senate: 22		Start Date: 3/1/18    End Date: 9/30/18    Duration: 6 Months	
<b>OFFICIAL CONTACT PERSONS</b>									
Chief Elected Official or Officer of Grantee					Contact Person (normally the person from the entity at left that is most familiar with the project; enter "Same" if same person & provide email address)				
Federal ID No.		24-6000704			Name & Title		Charles C. Jefferson, President		
Name & Title		William L. Courtwright, Mayor			Organization		Jefferson-Werner, LLC		
Organization		City of Scranton			Address		2030 Tilghmna Street Suite #203 Allentown, PA 18104		
Address		340 North Washington Avenue Scranton, PA 18503			Phone		570-341-0375		
Phone		570-348-4215			Email address		cjefferson@jeffersonwerner.com		
Email address		laebli@scrantonpa.gov							
<b>FUNDING SOURCES</b>									
Type	Amount	Description					Secured?	Unsecured? or Other?	
REDEVELOPMENT ASSISTANCE FUNDS	\$800,000								
MATCHING FUNDS	\$3,304,458								
A. Local Funds									
B. Private Funds									
	\$2,850,000	Bank Financing							
	\$454,458	Owner Equity							
C. Land									
D. Federal Funds									
E. Other									
TOTAL FUNDS	\$4,104,458								
Attach an explanation about any state or federal funds the project has received in the past or will receive in the future that are not being counted as matching funds									
<b>PROJECT ADMINISTRATION</b>									
Will the Applicant administer the project?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Will the Applicant designate a Project Administrator?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Other? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Administrators:		Applicant's Staff		Linda Aebli, Executive Director, City of Scranton OECD					
		Sub-Applicant's Staff		Charles C. Jefferson, President					
		Designated Administrator		Duane A. Wagner					
Are Cooperation Agreements attached?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Status: Pending					
<b>APPLICANT'S AUTHORIZATION</b>									
To the best of my knowledge and belief, data in this application are true and correct and the submission of the application has been duly authorized by the governing body.									
Signature & Title of Authorized Official							Date		

<h1 style="margin: 0;">RDA-301</h1>		<b>Commonwealth of Pennsylvania</b> <b>REDEVELOPMENT ASSISTANCE CAPITAL PROJECT</b> <b>USES OF FUNDS</b>			Date Received  	
The latest status of this project is: <input type="checkbox"/> Pre-Award Application <input type="checkbox"/> Post-Award Application <input type="checkbox"/> Grant Agreement		Version: February 2018  This RDA filing, as it applies to the project's "status" at left, is a/an: <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISION No. <input type="checkbox"/> <input type="checkbox"/> AMENDMENT			ME No.  State Consultant Firm	
<b>PROJECT NAME</b> Samter Building Redevelopment		<b>PROJECT PHASE</b> <div style="display: flex; justify-content: space-around; width: 100%;"> <span><b>I</b></span> <span><b>OF</b></span> <span><b>I</b></span> </div>				
<b>GRANTEE</b> City of Scranton						
<b>SUB-GRANTEE(S)</b> Scranton-Samter, LP						
<b>LINE ITEM</b>	<b>BUDGET CATEGORY</b>	<b>RACP REIMBURSEMENT</b>	<b>MATCH ONLY</b>	<b>TOTAL</b>		
1	Operation & Maintenance	Typical Match	\$54,370	\$54,370		
2	Administration	Typical Match	\$150,000	\$150,000		
3	Legal	Typical Match	\$51,339	\$51,339		
4	Financing/Accounting	Typical Match	\$169,432	\$169,432		
5	Interest During Construction		\$84,324	\$84,324		
6	Architectural/Engineering	Typical Match				
	A. Feasibility Study	Typical Match	\$5,500	\$5,500		
	B. Surveys	Typical Match				
	C. Design	Typical Match	\$103,405	\$103,405		
	D. Inspection Services	Typical Match	\$10,315	\$10,315		
	E. Other (Specify)      FFE & Leasing/Marketing	Typical Match	\$20,000	\$20,000		
7	Permits					
8	Land (if used, entries A., B., or C. below should reflect the <i>[planned]</i> ownership <i>at commencement of the RACP project construction</i> )					
	A. Grantee owned (value)					
	B. Sub-Grantee owned (value)		\$500,000	\$500,000		
	C. 3rd Party owned (value)					
	D. Easement Cost					
	E. Other Land Costs (Specify & itemize below)					
	i.					
	ii.					
	iii.					
9	Construction (Attach construction cost breakdown)	\$800,000	\$1,355,417	\$2,155,417		
	A. Contingency (      % of Construction )	Typical Match	\$107,771	\$107,771		
10	Other (Specify & itemize below)					
	A. Real Estate Taxes		\$56,586	\$56,586		
	B. Insurance		\$39,000	\$39,000		
	C. Deferred Developer Fee		\$297,000	\$297,000		
	D. Owner Fees & Costs		\$300,000	\$300,000		
<b>TOTAL PROJECT COST</b>		<b>\$800,000</b>	<b>\$3,304,458</b>	<b>\$4,104,458</b>		
<b>APPLICANT'S AUTHORIZATION</b>			<b>COMMONWEALTH'S APPROVAL</b>			
Approval of the Project Financing Plan is hereby requested.			The Project Financing Plan is hereby granted.			
SEAL	Applicant	Scranton-Samter, LP		Commonwealth of Pennsylvania Office of the Budget		
	Signature of Authorized Official			Signature of Authorized Official		
	Title	Developer		Title		
	Typed or Printed Name	Chalres C. Jefferson		Typed or Printed Name		
	Date	2/27/18		Date		

## Tab 11-A. Construction Cost Breakdown

Version: June 2016

The Applicant should provide a detailed estimate of construction costs. Broad categories should be broken down into phases, components, and contracts whenever possible.

Project Name	County	No. of Phases
<b>Samter Building Redevelopment</b>	<b>Lackawanna</b>	<b>1</b>

Phase 1 Description	Phase 1 Cost Total
	<b>\$2,155,417</b>

<b>PHASE 1 of 1</b>	Component or Sub-component/Contract Description	Component Cost Total	Sub-component Cost
Component 1	Demolition / Abatement	\$110,000	
Sub-component/Contract 1-1	Demolition / Abatement		\$110,000
Sub-component/Contract 1-2			
Sub-component/Contract 1-3			
Sub-component/Contract 1-4			
Sub-component/Contract 1-5			
Component 2	Site Work	\$37,500	
Sub-component/Contract 2-1	Site Work		\$37,500
Sub-component/Contract 2-2			
Sub-component/Contract 2-3			
Sub-component/Contract 2-4			
Sub-component/Contract 2-5			
Component 3	General Construction	\$1,821,779	
Sub-component/Contract 3-1	General Construction		\$1,821,779
Sub-component/Contract 3-2			
Sub-component/Contract 3-3			
Sub-component/Contract 3-4			
Sub-component/Contract 3-5			
Component 4	Elevator	\$20,000	
Sub-component/Contract 4-1	Elevator		\$20,000
Sub-component/Contract 4-2			
Sub-component/Contract 4-3			
Sub-component/Contract 4-4			
Sub-component/Contract 4-5			
Component 5	General Conditions	\$63,500	
Sub-component/Contract 5-1	General Conditions		\$63,500
Sub-component/Contract 5-2			
Sub-component/Contract 5-3			
Sub-component/Contract 5-4			
Sub-component/Contract 5-5			
Component 6	Contractor Overhead / Profit	\$102,638	
Sub-component/Contract 6-1	Contractor Overhead / Profit		\$102,638
Sub-component/Contract 6-2			
Sub-component/Contract 6-3			
Sub-component/Contract 6-4			
Sub-component/Contract 6-5			
Component 7		\$0	
Sub-component/Contract 7-1			
Sub-component/Contract 7-2			
Sub-component/Contract 7-3			
Sub-component/Contract 7-4			
Sub-component/Contract 7-5			

PHASE 1 of 1		Component or Sub-component/Contract Description	Component Cost Total	Sub-component Cost
Component 8			\$0	
Sub-component/Contract 8-1				
Sub-component/Contract 8-2				
Sub-component/Contract 8-3				
Sub-component/Contract 8-4				
Sub-component/Contract 8-5				
Component 9			\$0	
Sub-component/Contract 9-1				
Sub-component/Contract 9-2				
Sub-component/Contract 9-3				
Sub-component/Contract 9-4				
Sub-component/Contract 9-5				
Component 10			\$0	
Sub-component/Contract 10-1				
Sub-component/Contract 10-2				
Sub-component/Contract 10-3				
Sub-component/Contract 10-4				
Sub-component/Contract 10-5				

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JUL 16 2018

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DEPARTMENT OF LAW

CITY HALL • 340 NORTH WASHINGTON AVENUE • SCRANTON, PENNSYLVANIA 18503 • PHONE: 570-348-4105 • FAX: 570-348-4263

July 16, 2018

To the Honorable Council  
Of the City of Scranton  
Municipal Building  
Scranton, PA 18503

Dear Honorable Council Members:

ATTACHED IS A RESOLUTION AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO APPLY FOR AND EXECUTE A GRANT FOR THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) THROUGH THE COMMONWEALTH OF PENNSYLVANIA'S OFFICE OF THE BUDGET IN THE AMOUNT OF EIGHT HUNDRED THOUSAND \$800,000.00 DOLLARS; ACCEPTING AND DISBURSING THE GRANT; AND COORDINATE THE USE OF THE GRANT FUNDS WITH SCRANTON-SAMTER, LP, FOR THE PROJECT TO BE NAMED THE "SAMTER REDEVELOPMENT PROJECT".

Respectfully,

Jessica L. Eskra, Esquire  
City Solicitor

JLE/sl

RESOLUTION NO. \_\_\_\_\_  
2018

APPOINTMENT OF PRITESHA PATEL, 678 ADAMS AVENUE, SCRANTON, PENNSYLVANIA, 18510 AS THE ALTERNATE NO. 1 MEMBER OF THE BOARD OF ZONING APPEALS FOR THE CITY OF SCRANTON. MS. PATEL WILL FILL THE ALTERNATE NO. 1 POSITION THAT WAS VACATED BY PAUL MARCKS WHEN HE BECAME A REGULAR MEMBER OF THE BOARD. MS. PATEL WILL FILL THE UNEXPIRED TERM OF MR. MARCKS WHICH EXPIRES ON JULY 1, 2020.

WHEREAS, Paul Marcks, who was Alternate No. 1 member became the replacement of Alan O'Neill whose term as a regular member of the City of Scranton Board of Zoning Appeals expired; and

WHEREAS, Mr. Marcks' appointment creates a vacancy in the Alternate No. 1 position on the Board of Zoning Appeals; and

WHEREAS, Scranton City Council desires to fill that vacancy with the appointment of Pritesha Patel.

NOW, THEREFORE, BE IT RESOLVED BY SCRANTON CITY COUNCIL THAT Pritesha Patel, 678 Adams Avenue, Scranton, Pennsylvania, 18510 is hereby appointed as Alternate No. 1 member on the Board of Zoning Appeals that was vacated by Paul Marcks when he was appointed to the position upon the term expiration of Alan O'Neill. Ms. Patel will fill the unexpired term of Paul Marcks as Alternate No. 1 member on the City of Scranton's Zoning Board of Appeals, with said term to expire on July 1, 2020.

SECTION 1. If any section, clause, provision or portion of this Resolution shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision or portion of this Resolution so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Resolution or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent of this Resolution and the effective administration thereof.

SECTION 2. This Resolution shall become effective immediately upon approval.

SECTION 3. This Resolution is enacted by the Council of the City of Scranton under the authority of the Act of Legislature, April 13, 1972, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State of Pennsylvania.