

Development Authority of the Borough of Taylor
Meeting
July 2, 2020
AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of March 5, 2020 Meeting Minutes
- Public Input

1. **Old Business:**

A. **Update/Discussion on DABT parcels:**

- B. **DP #1** – Lot #1 1.402 acres; Appraisal received from Kanton (**\$165,000.00 2/2/2017**) & Appraisal received from Kanton (**\$130,000.00 2/2/2017**) Lot # 3 1.286 acres, Total Remaining Acreage is 2.688 Acres; Current Zoning C-3 (Heavy Commercial);
- C. **DP #2** – Appraisal received from Kanton (**\$235,000.00 9/9/2013**) Current Zoning C-3 (Heavy Commercial);
- D. **DP #3** - Appraisal received (**\$11,500.00 6/4/2020**); Approx. 2.67 Acres; Current Zoning R-1A (One- Family Residential, Low Density); Offer received.
- E. **DP #5- Appraisal (Pending)**; Approx. 5.8 Acres; Current Zoning R-1A (One Family Residential, Low Density);

Sub-Appraisal received on (**\$32,000.00 6/4/2020**) **former St. Mary’s property**;
Sub-Appraisal (pending) piece between Pine St & Oak St, 5th St. & rear of 3rd St. lots;
Apx. 620’ x 137.5 (or 157.5’ w/swale Easement)

- F. **DP #6** – Appraisal received from Kanton (**\$135,000.00 12/9/2019**); Approx. 11.22 Acres; Current Zoning R-1A (One-Family Residential, Low Density);
Sub-Appraisal (4.4 Acres) received (\$55,000.00 on 3/3/2020);
- G. **Colliery Parcel #1-** Appraisal received from Kanton;
 - a. **Taylor Colliery Parcel No. 1, Minor Subdivision No. 3:** Created New Lot 1 (57.190 Acres), Appraised Value (**\$850,000,00, 1/10/2020**). Current Zoning C-3 Heavy Commercial; and New Lot 2 (25.041 Acres), Appraised Value **\$145,000.00 (2/20/2020)**; Current Zoning C-2A Community Commercial;
- H. **120 So. Pond Street** – 25’ x 125’ x 25’ x 125’; (~~Zoning R-2 General Residential~~); ~~Sold & Closed~~;
- I. **Third Street Sub-Division** – Apx. 100’ x 150’; Current Zoning R-1A (One-Family Residential, Low Density);
 - a. **Lot No. 2:** 100’ x 150’
 - b. **Lot No. 3:** 100’ x 150’
 - c. **Lot No. 4:** 100’ x 150’ (Pending)
 - d. **Lot No. 6:** 120’ x 150’

B. **Treasurer’s Report:**

A. Wells Fargo:

A. DABT Savings: \$ 14,195.08 (6/29/2020) (NTL- \$2,500.00)

Total (6/29/2020): **\$ 3,146.81**

C. **New Business:**

- A. Sale of Property and Closing on 120 So. Pond St. was held on June 9, 2020, sold to Ellen Heffernan, total price was \$1,700.00;
- B. Sale of property and Closing on Colliery Parcel 1, Lot 3 was held on May 12, 2020, sold to Joseph S. Strenkoski. \$20,000.00 plus costs. (\$22,296.18 + \$1.00). Total paid.
- C. Correspondence from Narad and Narayan Pokhrel, Pokhrel Brothers, LLC. regarding his offer to purchase a parcel of land DP No. 3 Oak St. for \$12,500.00 which includes the cost of appraisal(s); See attached piece from Tax Map. No. 16607040017
- D. Approval of Invoice(s):

- A. Kanton Realty: \$1,100.00 for Appraisal of New Lot #2 No. Main Street and Part of Lot #6 Oak Street; Cashier's Check #6801601051 (CG)
- B. Kanton Realty: \$1,000.00 for Appraisal of DP #3 and Fourth & Pine Sts. (former St. Mary's property) Check #1003 (PB)
- C. William T. Jones: \$200.00 Heffernan Closing Legal Fees; Check #1001
- D. DGK Insurance: \$9,910.00 - Insurance for (6/8/2020) to (6/8/2021); Check #1002
- E. Lackawanna County Recorder of Deeds: \$761.87 Strenkoski Subdivision & Deeds;
- F. William T. Jones: \$977.25 Strenkoski Closing Legal Fees;
- G.

- Public Input
- Adjournment