

# Bellevue Borough Committee Meeting Minutes

## Committee: Finance

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| Date:                                                  | February 7, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Location: Borough Building |
| Chair:                                                 | Jodi Cerminara                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Time: 7:51 pm              |
| Note Taker:                                            | Cindy Bahn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |
| Members In Attendance:                                 | Jodi Cerminara, Council<br>Dan McKelvey, Council<br>Amanda Sloane, Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |
| Members Absent:                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Others In Attendance:                                  | Cindy Bahn, DAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Public Contributions on Agenda Items (5 minutes): None |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Agenda Items – Reports:                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| 1.                                                     | <b>Treasurer, Joe Scioscia</b> <ul style="list-style-type: none"><li>Mr. Scioscia was unavailable for the meeting.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| Unfinished Business:                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| 1.                                                     | <b>Event/Gathering Application Process</b> <ul style="list-style-type: none"><li>This item was moved to the March Council meeting for further discussion.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| New Business:                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| 1.                                                     | <b>Land Banking, An Lewis, Executive Director, Tri-COG Land Bank</b> <ul style="list-style-type: none"><li>Ms. Lewis provided a history of the Tri-COG Land Bank and the role of land banking as a tool to combat blight. She noted that PA enacted land bank legislation in 2013.</li><li>She explained that this is a legal tool to acquire vacant and tax-delinquent property, clear the title and initiate a free and clear tax sale for those properties are salvageable. This action also quiets title so that the title is insurable.</li><li>Once the land bank acquires title, the property is secured, and the land bank is responsible for landscaping, cutting grass and shoveling snow and cleaning out the property. The process usually takes 1-2 years.</li><li>Her experience has been that many of the land bank’s clients are developers.</li><li>The Tri-COG Land Bank currently has 61 properties in the pipeline, including 5 that were obtained recently at Sheriff’s sale. So far, they have sold 42 properties.</li><li>The Land Bank files a mortgage of at least \$25,000 on the property to ensure that the buyers renovate them; this mortgage is released when the property is renovated.</li><li>The school district also has to agree to join the Land Bank along with the Borough, since they will also have tax liens that will be cleared.</li><li>Costs to participate include a 50/50 tax split on the property with the Land Bank for 5 years, and an annual fee equal to 5% of collected delinquent real estate taxes (in 2023, would be delinquent taxes from 2021 turned over to delinquent tax collector in 2022).</li><li>Ms. Lewis noted that ACED has staff on the Tri-COG Land Bank board.</li><li>She reiterated the need to have a strategy for dealing with blighted properties; the Land Bank likes to work block-by-block to acquire and sell properties.</li><li>This information will be shared with Council.</li></ul> |                            |

**Public Contributions on Non-Agenda Items (2 minutes): None**

**Meeting Adjourned at:** 8:45 pm

**Next Meeting:** March 7, 2023, 7:30 pm