

Lafin Borough Special Council Mtg.  
September 24, 2019  
6:00 P.M.  
**MEETING MINUTES**

**MEETING CALLED TO ORDER and PLEDGE OF ALLEGIANCE TO THE FLAG RECITED.**

**Roll Call:**

Present: Paul Benderavich, President – Anthony D’Eliseo, Vice President – Carl Yastremski – Lisa Natt – Mayor Maureen Zavislak – Absent: Thomas Parry and Junior Councilperson Matthew D’Elia  
Also Present: Solicitor Samuel Sanguedolce, Esq. and Charles Boyd, Borough Manager

**Unfinished Business:**

A) Vincent Kasa Pole Barn / Salt Shed Property Purchase –

Solicitor Sanguedolce reviewed the proposed sales agreement that he prepared in lieu of the attorney for Vincent Kasa. The agreement will be reviewed with his attorney if Council approves the purchase of the entire 1.31 acre property at \$10,000.00. The details can be hammered-out at a later date.

Councilwoman Lisa Natt asked for clarification on the agreement wording for payment of property taxes and if the seller’s name needs to be corrected. Solicitor Sanguedolce responded to say the property taxes will be pro-rated at the closing and the agreement indicates the borough will then be responsible for all property taxes. He also indicated the names will be corrected and other details reviewed with Attorney W. Boyd Hughes. The material terms would be that it is a purchase of 1.31 acres of land and the price that council is approving.

Mr. Benderavich asked for a motion to approve the agreement of sale for the purchase of the entire property at \$10,000.00.

Motion to Approve: Anthony D’Eliseo

Second: Lisa Natt

Roll Call:

Paul Benderavich            Yes

Anthony D’Eliseo           Yes

Lisa Natt                      Yes

Thomas Parry                Absent

Carl Yastremski             Yes

Motion passed.

Solicitor Sanguedolce asked for a motion to approve Paul Benderavich as the signatory on behalf of the borough for document signing.

Motion to Approve: Anthony D’Eliseo

Second: Lisa Natt

Roll Call:

Ayes were unanimous and motion passed.

B) Bartoli / Lupas Property for Purchase –

Mr. Benderavich advised councilmembers that he made the initial \$40,000.00 offer to purchase the Bartoli land but the agent came back two days later and informed him that the sellers countered at \$50,000.00 and, subsequently, they also have other people interested in the property. Because the borough made the first offer they wanted to give us the opportunity to counter that offer.

Councilwoman Natt didn't think it was a good idea to have the borough in a bidding war. Councilman D'Eliseo said the property is residential and not commercial with the only use for the land being for houses and/or townhouses so the land does not need to be protected by unwanted development. Councilman Yastremski motioned for a counter offer of \$60,000.00 with bidding in \$5,000.00 increments as needed. Much discussion continued on the strategic value of the land, the fact that the purchase would consist of 30 acres, and the land could be sold by future councils if the need arises for budget concerns.

Mr. Benderavich asked for a second to Councilman Yastremski motion. Solicitor Sanguedolce asked for clarification on the motion. The motion would be to counter offer for \$60,000.00 for the entire land tract and authorize Paul Benderavich to go up in \$5,000.00 increments up to the asking price of approximately \$79,500.00 until accepted.

Motion to Approve: Carl Yastremski

Second: Lisa Natt

Roll Call:

Paul Benderavich	<u>Yes</u>
Anthony D'Eliseo	<u>No</u>
Lisa Natt	<u>Yes</u>
Thomas Parry	<u>Absent</u>
Carl Yastremski	<u>Yes</u>

Motion passed.

**New Business:** None

**Public Comments:**

Kent Musgrave (non-resident) – asked what will happen with the property at 60 Oakwood Drive since the borough did not receive the minimum purchase bid amount.

Solicitor Sanguedolce responded to say the borough put the property up for bid twice with the last offer being disqualified since it was under the minimum bid amount. Currently, he is looking into all the technical requirements that need to be met before the property could be sold directly to an individual. Solicitor Sanguedolce wants to make sure everything was met or, if not, does the borough need to put it up for bid again.

**Executive Session:** None

**Adjournment:** Motion to adjourn at 6:17pm. Motion: Anthony D'Eliseo Second: Lisa Natt

Respectfully Submitted,  
Charles Boyd, Borough Manager  
Lafin Borough