

**Regular Council Meeting**  
**Monday, January 22, 2024**  
**6:30 p.m. Caucus- Meeting will immediately follow the Caucus**  
**Live via Facebook@http//Facebook.com/lackawannany**

Meeting called to order/Pledge of Allegiance.

NB: Meeting is being recorded.

**Roll Call: Council:** Muflahi, Anderson, Moretti, Surdyke (E), Marrano  
**Dept. Heads:** Law, Development/Marketing, Public Works, Comptroller, Recreation,  
Public Safety

**Hearings from Citizens:**

**Approval of Minutes:** of the regular meeting of January 3, 2024.

Moved by Marrano seconded by Muflahi to adopt minutes of the regular meeting of January 3, 2024 as written.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Departmental Reports:**

1. **City Comptroller** – A/P Check Listing #18, dated 1/3/2024 – 1/5/2024.
2. **City Clerk** – Monthly Report for December 2023.

Moved by Marrano seconded by Muflahi to receive and file Departmental Reports one and two.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Communications from Division/Department Heads:**

**Requests the City Council Approve Commissioner of Deeds Status for Mr. Geoffrey Szymanski. Term to Expire 12/31/2026.**

3: Honorable Council Members  
Lackawanna City Council  
714 Ridge Road  
Lackawanna, NY 14218

Dear Council Members,

Per the attached email, Mr. Geoffrey Szymanski is requesting Commissioner of Deeds status in the City of Lackawanna. Term to expire 12/31/2026.

I appreciate your anticipated cooperation in this matter.

*Honorable Council President Marrano,  
Honorable Members of the City Council,*

*I am hereby requesting to be authorized as a Commissioner of Deeds within the city of Lackawanna by the Lackawanna City Council, a two year term. As I'm sure all of you are aware, this authorization has never been denied by this honorable body to anyone who's requesting this.*

*Respectfully,*

*Geoffrey Szymanski, Owner/Publisher/Editor WNY Front Page News*

Respectfully,

**GRACE MARRANO, CITY CLERK**

Moved by Marrano seconded by Anderson to approve Commissioner of Deeds Status, term to expire December 31, 2026.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Requests the City Council Approve the Ordinance for the Purchase of the Vacant Land Behind 130 Edison St. to the Purchaser, Mr. Thomas Hury, in the Amount of \$656.25. Mr. Hury is the Owner of 130 Edison Street. This Parcel was Created as a Result of the Parcel Split of 2019 Abbott Road.**

4: Lackawanna City Council  
714 Ridge Road  
Lackawanna, NY 14218

Re: Request to Purchase Vacant Land; 151.08-10-1-7 lot 6

Hon. City Council:

After discussion with Mayor Iafallo; there is a request to purchase vacant land behind the home of Thomas Hury for the amount of \$656.25. The sale was approved by the Council on January 17, 2023 to the previous owner Howard S Hull, Jr. The land is adjacent to the purchaser's home at 130 Edison St. The property is 50x87 and land locked. It was created as a result of the parcel split of 2019 Abbott Road. I recommend this property be sold and added to the tax roll.

Very truly yours,

**DEBORAH J SKULSKI-WAKELAM, CITY ASSESSOR**

Moved by Marrano seconded by Anderson to receive and file, act on ordinance.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

## **ORDINANCE**

### **AN ORDINANCE AUTHORIZING THE SALE/TRANSFER OF PROPERTY PURSUANT TO MUNICIPAL CODE CHAPTER 12**

BE IT ENACTED by the City Council of Lackawanna, New York as follows:

**SECTION 1.** That the City Council hereby approves of the transfer of property known as SBL 151.08-10-1.7; 22 a vacant lot to Thomas Hury.

**SECTION 2.** That transfer is made for the sum of \$656.25 in cash/check to the City of Lackawanna.

**SECTION 3.** That the purchaser/transferee shall be responsible for expenses related to the transfer other than those specifically belonging to the City of Lackawanna. As set forth in Chapter 12, Section 11 of the City Code.

**SECTION 4.** That the Law Department shall prepare documents to be executed for the transfer of the property.

**THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY.**

Dated: January 23, 2024  
Lackawanna, New York

Moved by Marrano seconded by Anderson to adopt ordinance as written, refer to Law Department.  
Yeas: Muflahi, Anderson, Moretti, Marrano Carried 4-0

**Requests the Council Approve and Award the Bid for AFG Grant Equipment (Hoses and Nozzles) to Witmer Public Safety Group, Inc., 101 Independence Way, Coatesville, PA. They Were the Lowest Bid at \$36,207.**

5: Lackawanna City Council  
Honorable Fred Marrano, President  
City Hall- Room 217  
714 Ridge Road  
Lackawanna, NY 14218

Re: Bids on AFG Grant Equipment

Dear Council Members,

I have reviewed the bids for the equipment specified in the 2022 AFG grant that was received by the fire department. I recommend the bid be awarded to the following company:

Witmer Public Safety Group, Inc.  
101 Independence Way  
Coatesville, PA, 19320

Attached is the City Clerks record of the opening and the bids that were received. Witmer Public Safety provided the lowest bid for the exact items requested. Ninety-five percent of this purchase is being reimbursed through the 2022 Assistance to Firefighter's Grant award and the remaining five percent will be taken from the fire department budget.

Sincerely,  
**JAMES J. FINO, FIRE CHIEF**

Moved by Marrano seconded by Moretti to approve and award bid to Witmer Public Safety Group.  
Yeas: Muflahi, Anderson, Moretti, Marrano Carried 4-0

**Requests the City Council Approve and Award the Bid to 716 Contracting for the Milling and Paving of Wilmuth Avenue in the Amount of \$254,163. County Block Grant Money was Received in the Amount of \$150,000. The Comptroller is Being Asked to Fund the Project with \$260,000 into the Capital Fund.**

6: Honorable Council President  
 Honorable City Council  
 714 Ridge Road  
 Lackawanna, NY 14218

Honorable Council,

I request that the council approve 716 Site Contracting as the contractors for the milling and paving of Wilmuth Ave for a total amount of \$254,163.00. We received our first request for \$150,000.00 from the County Block Grant money. We have not learned if we will receive our second application for \$250,000.00 as of yet. If this 150,000 does not come through the City will have to pay for the remainder of the project costs. I request the comptroller fund this project with \$260,000 into the capital fund.

Respectfully,

**ANTHONY DESANTIS, DEPUTY COMMISSIONER OF CAPITAL PROJECTS**

Moved by Muflahi seconded by Marrano to approve and award bid to 716 Site Contracting.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Requests the City Council Approve the Sale of the City-Owned Properties, in the Total Amount of \$16,500, to the Lackawanna Housing Development Corporation for the Construction of Residential Homes Funded Through Erie County and the Federal Home Investment Partnership Grant. These Properties are Located at 133 Stoney St., 184 Ingham Ave. and 31 Holland. Two of the Lots will be Dedicated to Habitat for Humanity Built Homes.**

7: Honorable Frederic Marrano, Lackawanna City Council President  
 Lackawanna City Hall  
 714 Ridge Road  
 Lackawanna, NY 14218

Re: Sale of City-owned Parcels to LHDC for Residential Home Construction

Dear Council President Marrano,

I'm requesting City Council approval to sell the following city-owned lots to the Lackawanna Housing Development Corporation (LHDC) for \$16,500 (the cumulative assessed value) for construction of residential homes in 2024 funded through Erie County and the Federal Home Investment Partnership Grant (HOME):

Property	Dimensions	Assessed Value	Year Acquired
133 Stoney St.	39 x 107.5	\$4,700	1975
184 Ingham Ave.	34 x 120	\$4,000	1997
285 Ingham Ave.	33 x 100	\$4,000	2003
31 Holland Ave.	30 x 100	\$3,800	2000
<b>Total</b>		<b>\$16,500</b>	

Sale of the properties to LHDC is a requirement of the Home Investment Partner Grant as funds from that program must flow through a Community Housing Development Corporation.

A Sale request for these lots was previously before the City Council from the City Assessor in August of 2023. However, that request was tabled as it specified all four lots for LHDC managed homes – which are in non-profit /non-tax generating status for a period of 20 years. That request was subsequently removed from further consideration at year-end 2023 as no additional information was provided.

This new request differs in that it reflects the compromise Mayor Iafallo and you reached with a representative of Erie County/HOME to *dedicate two of the above lots for Habitat for Humanity built homes – which are immediately accretive to the tax rolls upon sale to a Habitat-qualified buyer – and two for LHDC managed homes.* Two additional Habitat-built homes are planned for 2025 and 2026.

This compromise achieves multiple goals including providing affordable and accessible housing options to the Lackawanna community, enhancing neighborhood development and generating new tax revenues.

Thank you for your consideration of this request.

Sincerely,

**CHARLES CLARK, DIRECTOR OF DEVELOPMENT, MARKETING & PUBLIC INFORMATION**

Moved by Muflahi seconded by Anderson to approve request.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Business Registrations:**

**Lawrence Spacciapoli, dba Larry Space Buffalo Resale (Sale of Pre-owned Cars) 1212 Abbott Road.**

Moved by Marrano seconded by Moretti to approve Business Registration.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Shirley Burgos, dba Christian First (Christian Childcare and Early Learning) 1478 Abbott Road.**

Moved by Marrano seconded by Moretti to approve Business Registration.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Tabled Items:**

Moved by Marrano seconded by Muflahi to remove Business Registration from **TABLE**.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0

**Greg Cavanuagh, dba 123 Farm Property Holdings, Inc. (Property Rental and Crypto Mining) 1971 Abbott Road.**

Moved by Marrano seconded by Muflahi to approve Business Registration.

Yeas: Muflahi, Anderson, Moretti, Marrano

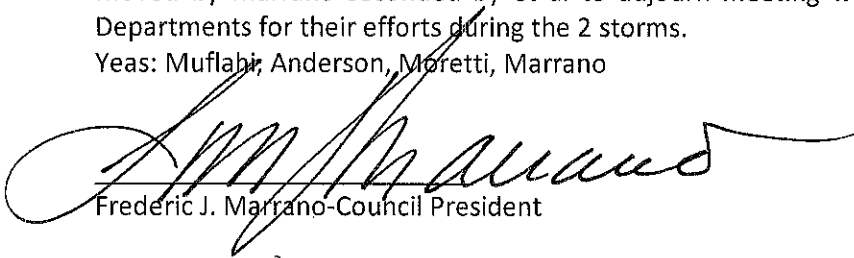
Carried 4-0

**Adjournment:**

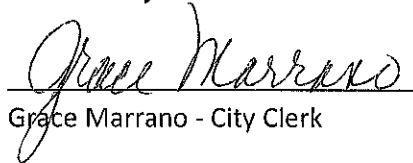
Moved by Marrano seconded by et al to adjourn meeting with thanks to the DPW, Police and Fire Departments for their efforts during the 2 storms.

Yeas: Muflahi, Anderson, Moretti, Marrano

Carried 4-0



Frederic J. Marrano-Council President



Grace Marrano - City Clerk

Persons wishing to speak before the City Council shall provide their name, address and limit their comments to three (3) minutes on agenda items only. Please direct any comments to the Council President. To place an item on the agenda, persons shall submit their correspondence to the City Clerk's Office in a signed letter or via email (cityclerk@lackny.com) with full address and phone number contained therein, and must be received PRIOR to 12:00 noon on the Wednesday preceding the meeting. The City Council has the final approval of all agenda items. If attending the meeting in person, please silence your cell phones and gentlemen remove your hats. Commentary and actions shall always be respectful of the City Council, Department Heads and fellow citizens or you will be escorted from Chambers.

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