

MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

The regular meeting of the Lower South Valley Land Bank was called to order at 10:00am on January 14th, 2026 by Chair Donna Wall.

Members Present:	Members Absent:
Newport Township - Joe Hillan	Hanover Area SD - Rick Oravic
Nanticoke City – Donna Wall	
Hanover Township – Sam Guesto	
Citizen Member – Terry Ostrowski	Members Excused:
Wilkes-Barre City – Dave Wilson	Municipality of Kingston - Sondra Riviello
Ashley Borough - Frank Sorokach	

Others Present:

Slusser Law Firm – Attorney Chris Slusser
Hailstone Economic – Ted Ritsick, Sara Hailstone
Newport Township - Ron Jones

2. PUBLIC COMMENT

Jamie Smith, Wilkes-Barre City - Provided written comment regarding the status of the quiet title process for 64 W Ross

3. APPOINTMENT OF CITIZEN MEMBER

Adoption of Resolution 01-2026 (Appointment of Citizen Member Terry Ostrowski, PE)

Motion: Mr. Wilson – 2nd: Mr. Sorokach

Motion passed unanimously.

4. REORGANIZATION

Motion to Retain 2025 Officers for 2026

Chair: Ms. Wall, **Vice Chair:** Ms. Riviello, **Secretary/Treasurer:** Mr. Hillan

Motion: Mr. Sorokach – 2nd: Mr. Guesto

Motion passed unanimously.

5. APPROVAL OF 12.10.25 MEETING MINUTES

Motion: Mr. Wilson – 2nd: Mr. Sorokach

Motion passed unanimously.

6. FINANCE REPORT

A. Mr. Ritsick reported on the end of year financial reports and reminded members ARPA funds need to be expended by the end of May 2026. Mr. Ritsick also discussed a deficit in membership fund account going into 2026 due to timing of bills, 501(c)3 application, and QuickBooks transition. The deficit is expected to be resolved due to a more limited fund usage in 2026 and potential new members joining in 2026.

B. Review and approve the following invoice(s):

1. Hailstone Economic for Consulting

■ Invoice 1739 for \$5,727.48

Motion to Approve: Mr. Guesto – 2nd: Mr. Sorokach

Motion passed unanimously.

2. Slusser Law Firm for Legal Services

■ Invoice 43464-43467 for \$551.42

Motion to Approve: Mr. Hillan – 2nd: Mr. Wilson

Motion passed unanimously.

3. Verdantas Invoice 144080 for \$389.58

Motion to Approve: Mr. Ostrowski – 2nd: Mr. Wilson

Motion passed unanimously.

7. STAFF REPORT

A. Solicitor's Report:

a. N/A

B. Administrator's Report

a. Property Status Spreadsheet

i. Mr. Ritsick reported on the sale and closing of properties in Newport Township and Hanover Township.

b. PHARE Update

i. Mr. Ritsick reported an extension request would be submitted to PHARE, and that the homebuyer program was processing qualified applications. One disbursement has been made so far with additional qualified candidates being reviewed and scheduled for disbursement at closings.

c. Grant Update

i. The Statewide LSA was submitted. A review in Fall of 2026 is expected.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

A. Executive Session Regarding Property Disposition and Acquisition

B. Discussion and Motions on PHARE Homebuyer Program

Motion to adopt revised guidelines.

Motion: Mr. Sorokach - 2nd: Mr. Hillan

Motion passes unanimously.

C. Discussion and Motions on Disposition of 74 Graham Ave

Motion to approve application for \$1000 to Dale Coleman.

Motion: Mr. Hillan - **2nd:** Mr. Wilson

Motion passes unanimously.

D. Discussion and Motions on Newport Township property acquisitions

N/A – No action taken.

E. Discussion and Motions on 126 Carlisle Demolition

Motion to approve bid package.

Motion: Mr. Sorokach - **2nd:** Mr. Ostrowski

Motion passes unanimously.

F. Discussion and Motions on Approval of Additional Members

Motion to express interest in Wyoming Valley West, Larksville, Edwardsville and Luzerne Applications with February resolution deadlines.

Motion: Mr. Hillan - **2nd:** Mr. Sorokach

Motion passes unanimously.

G. Discussion and Motions on 2025 Annual Report

Motion to approve 2025 Annual Report

Motion: Mr. Sorokach - **2nd:** Mr. Guesto

Motion passes unanimously.

H. Discussion and Motions on ARPA Drawdown

Board discussed the need to expend ARPA funds by deadline and explore potential ideas for utilization.

10. ADJOURNMENT

Motion: Mr. Guesto – **2nd:** Mr. Ostrowski

Motion passed unanimously. Meeting adjourned at 11:05am.