



Lower South Valley Land Bank  
 April 8th, 2026  
 Earth Conservancy  
 101 South Main Street  
 Ashley, PA 18706

## MEETING MINUTES

### 1. ROLL CALL AND CALL TO ORDER

The regular meeting of the Lower South Valley Land Bank was called to order at 10:08 am on April 8<sup>th</sup>, 2026 by Chair Donna Wall.

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

### Others Present:

Slusser Law Firm – Attorney Chris Slusser  
 Hailstone Economic – Sara Hailstone  
 Hailstone Economic – David Campbell  
 Public – Michael Garrigan  
 Public – Jamie Smith

### 2. PUBLIC COMMENT

Michael Garrigan, Ashley

Thanked the board for proceeding with the RFP for 56 n main; however, that was not the property he thought it was– he is actually interested in the property that was formerly the school and is currently owned by Ashley borough. Sam Guesto explained that he would have to speak with the borough directly and that they would follow up with him.

### 3. MINUTES

A. Approval of March 11th, 2026 meeting minutes

**Motion:** Mr. Guesto – 2<sup>nd</sup>: Mr. Wilson **Motion passed unanimously.**

### 4. FINANCE REPORT

A. Review and approve finance report

**Motion:** Mr. Ostrowski – 2<sup>nd</sup>: Mr. Hillan **Motion passed unanimously.**

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

a. Hailstone Economic for Consulting

i. Invoice 1806 for \$4569.50

b. Slusser Law Firm for Legal Services

i. Invoice 44786-44789 for \$1053.50

**Motion:** Mr. Hillan – 2<sup>nd</sup>: Mr. Ostrowski **Motion passed unanimously.**

### 5. STAFF REPORTS

A. Solicitor's Report

a. Announcement of the previous Executive Session.

B. Administrator's Report

a. Property Status Spreadsheet

b. PHARE Homebuyer Update

No update was reported.

c. Statement of Financial Interest Reminders to Members

### 6. UNFINISHED BUSINESS

A. Discussion and Motions on Board Membership and Additional Members

None.

B. Discussion and Motions on ARPA Drawdown, Transfer of Funds, and Extension

We will review balances at May meeting and move funds to eligible projects that can be completed by June 30<sup>th</sup>.

### 7. NEW BUSINESS

A. Executive Session Regarding Property Disposition and Acquisition

B. Discussion and Motions on Wilkes-Barre property dispositions

**Motion to exit executive session:** Mr. Hillan – 2<sup>nd</sup>: Mr. Wilson **Motion passed unanimously.**

**Motion to add 64 Ross St. to the agenda and to agree to its sale:** Mr. Wilson – 2<sup>nd</sup>: Mr. Ostrowski

**Motion passed unanimously.**

C. Discussion and Motions on County Data for Municipal Transfers/Acquisitions

Ms. Hailstone suggested using ARPA money to buy data from the county.

Motion made to table.

**Motion:** Mr. Ostrowski – 2<sup>nd</sup>: Mr. Hillan **Motion passed unanimously.**

D. Discussion and Motions on Abstract and Title Company

Mr. Slusser recommended Covenant Abstract.

**Motion to consider Covenant Abstract:** Mr. Hillan – 2<sup>nd</sup>: Mr. Guesto **Motion passed unanimously.**

Motion to adjourn.

**Motion:** Mr. Hillan – 2<sup>nd</sup>: Mr. Ostrowski **Motion passed unanimously.**

Meeting adjourned 11am.

