

MEETING MINUTES

1. ROLL CALL AND CALL TO ORDER

The regular meeting of the Lower South Valley Land Bank was called to order at 9:05am on January 8th, 2025 by Chair Donna Wall.

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

Others Present:

Slusser Law Firm – Attorney Chris Slusser
Hailstone Economic – Sara Hailstone
Hailstone Economic – Ted Ritsick

2. PUBLIC COMMENT

N/A

3. APPROVAL OF 12.11.24 MEETING MINUTES

Motion: Mr. Guesto – 2nd: Mr. Wilson

Motion passed unanimously.

4. FINANCE REPORT

A. Review and approve finance report:

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

Motion passed unanimously.

B. Review and approve the following invoices:

1. Slusser Law Firm Invoices #32919-#32922 for Legal Services from October - December for \$3081.23
2. Hailstone Economic for Consulting Invoice #1528 December 2024 for \$4534.80
3. Judie Piccolo for Title Search for \$171.50

Motion: Mr. Wilson – 2nd: Mr. Guesto

Motion passed unanimously.

5. STAFF REPORT

- A. Solicitor's Report - Attorney Slusser provided a report on potential or actual litigation of these properties in Executive Session.
 - a. 775 Hazle Street
 - b. Hanover Township Property Transfer Update
 - c. 2024 Judicial Sale Properties Status
- B. Administrator's Report
 - a. Statement of Financial Interest Forms
 - i. Hailstone will be collecting statements of financial interest forms for all members. Forms will be stored in Nanticoke City Hall. Forms are due by May 1, 2025.
 - b. 501(c)3 Application Update
 - i. No additional updates at this time. Application pending.
 - c. Broker and Appraisal Service Update
 - i. Proposals were discussed under agenda item.
 - d. Yard Signs for Properties
 - i. No additional updates at this time.
 - e. Annual Reporting to DCED and 2024 Audit
 - i. Motion to be made later in meeting under agenda item.
 - f. October-December ARPA Interest Due January 10th, 2025
 - i. Motion to be made later in meeting under agenda item.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Reorganization

Motion to retain the current slate of officers.

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

Motion passed unanimously.

B. Executive session regarding property disposition for 5 Arch St, Newport Twp and future disposition of 2024 judicial sale properties.

- i. An Executive Session was held at this meeting to discuss the topics referenced above.

- C. Motion regarding property disposition for 5 Arch St, Newport Twp**
Motion to sell property for \$10,000 contingent on grant discussion.
Motion: Mr. Hillan – 2nd: Mr. Guesto
Motion passed unanimously.
- D. Presentations by realtor/broker applicants and motion regarding proposals.**
i. Mr. Sambrough made a presentation to the board regarding his proposal to provide realtor and appraisal services to the LSV Land Bank. Mr. Sambrough will be able to provide drive by estimates and other insight and coordinate with a network of appraisers to receive values on properties.
Motion to enter into an as needed agreement for one year with Mr. Sambrough for real estate services.
Motion: Mr. Hillan – 2nd: Mr. Wilson
Motion passed unanimously.
- E. Motion to return quarterly ARPA interest payments to Luzerne County.**
Motion: Mr. Guesto – 2nd: Ms. Riviello
Motion passes 6-1.
Nay - Mr. Hillan
- F. Motion regarding disposition of 25-I8S2-005-01A-000 (Rear Main Road Lot) Hanover**
i. The lot was purchased for approximately \$1600 and cleared with ARPA funds. Provisions regarding reverse subdivisions were discussed, but the expense of doing so would make the sales of lots with limited markets prohibitive.
Motion to sell lot for \$3,500 under noncompetitive rear/side yard provision
Motion: Mr. Sorokach – 2nd: Mr. Hillan
Motion passes unanimously.
- G. Adoption of 2025 Budget**
Motion: Mr. Guesto – 2nd: Mr. Hillan
Motion passes unanimously.
- H. Review and motion regarding 2024 annual report.**
i. Mr. Guesto asked that the report be posted to the Land Bank Website
Motion: Mr. Guesto – 2nd: Mr. Wilson
Motion passes unanimously.
- I. Motion to initiate 2024 audit.**
Motion: Mr. Hillan – 2nd: Mr. Jones
Motion passes unanimously.
- J. Discussion regarding disposition of pending properties.**
i. Members moved on to the next agenda item. No discussion was held. No motion was made.
- K. Discussion regarding cost and outcome of 16 Garman St demolition**

- i. Members reviewed before and after photographs of the demolition project.

8. ADJOURNMENT

Motion: Mr. Guesto – 2nd: Mr. Hillan

Motion passed unanimously. Meeting adjourned at 9:56am.