

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 March 12th, 2025 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 – Ronald Jones	
Ashley Borough - Frank Sorokach	

Others Present:

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

2. PUBLIC COMMENT

Jamie Smith of Wilkes-Barre City commented verbally regarding the status of 64 W Ross St.

3. PRESENTATION FROM SEAN SHAMANY, ELITE REVENUE SOLUTIONS

- A. Mr. Shamany presented regarding the Judicial Sale and interactions with the Land Bank, timeline for properties to reach Judicial Sale, and situations where individuals delinquent on taxes can exit judicial sale in unique circumstances.

4. APPROVAL OF 02.12.25 MEETING MINUTES

Motion: Mr. Guesto – 2nd: Mr. Hillan

Motion passed unanimously.

5. FINANCE REPORT

A. Ms. Wall announced that membership dues have been received by Kingston, Hanover and Ashley. Nanticoke will be paying dues at the April meeting.

B. Review and approve finance report:

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

Motion passed unanimously.

C. Review and approve the following invoices:

1. Hailstone Economic for Consulting Invoice # for \$2750
2. Slusser Law Firm for Legal Services Invoices #40284-40285 for \$1194.50
3. Wyoming Valley Sanitary Authority for \$908.88 (listed on Feb agenda)

Motion: Mr. Jones – 2nd: Mr. Sorokach

Motion passed unanimously.

6. STAFF REPORT

A. Solicitor's Report - Attorney Slusser provided a report on potential or actual litigation of these properties in Executive Session.

- a. The executive session from the 02.12.25 meeting was announced.

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. PALBN Support Letter

- i. Letter was sent to PA Land Bank Network in support of their MAP application.

c. 501(c)3 Application Update

- i. No additional updates at this time. Application pending.

d. 2024 Audit Update

- i. Contact was made with the auditor, Ted will be coordinating with the auditor to provide documents.

e. Property Status Spreadsheet Feedback

- i. The requested property status sheet was provided to members.

f. Appraisal Update

- i. Innamorati will be completing the appraisals for the remaining audits as Crossin declined the request to provide service.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

A. Executive session regarding property disposition and pending litigation.

- i. An Executive Session was held at this meeting to discuss the topics referenced above.
- B. Motion regarding acceptance of offers for the following Wilkes-Barre City properties pending conclusion of quiet title process:**
 - i. 31 Academy St 73-H9SE4-010-022-000 for \$9,000
 - ii. 25-27 E Main St 73-G10SE1-012-002-000 for \$12,100**Motion to accept offers pending conclusion of process.**
Motion: Mr. Wilson – 2nd: Mr. Hillan
Motion passed unanimously.
- C. Motion regarding acquisition of 67 Newport and 69 Newport St, Glen Lyon (Newport Twp)**
Motion to deny request.
Motion: Mr. Hillan – 2nd: Mr. Guesto
Motion passed unanimously.
- D. Motion to Issue RFP for 64 W Ross St, Wilkes-Barre (73-H9SE3-001-004-000)**
Motion to issue RFP.
Motion: Mr. Wilson – 2nd: Mr. Guesto
Motion passed unanimously.

9. ADJOURNMENT

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

Motion passed unanimously. Meeting adjourned at 9:48am.