

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 February 11th, 2026 by Secretary Joe Hillan.

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

Others Present:

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

2. PUBLIC COMMENT

Jamie Smith, Wilkes-Barre City - Provided written comment regarding the status of the quiet title process for 64 W Ross. Attorney Slusser reported that the Reisinger liens have been satisfied.

3. APPROVAL OF 01.14.26 MEETING MINUTES

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

Motion passed unanimously.

4. FINANCE REPORT

- A. Mr. Ritsick reported that invoices were sent for membership funds, and expected additional membership dollars for municipalities interested in joining. Mr. Ritsick emphasized the need for spending the remaining ARPA funding. Ashley and Kingston funds would need to be utilized so they are not returned.
- B. Review and approve the following invoice(s):
 1. Hailstone Economic for Consulting
 - Invoice 1760 for \$5,923.00
 2. Slusser Law Firm for Legal Services
 - Invoice 44203-44206 for \$2469.25
 - Invoice 44208 for \$177.50
 - Invoice 44307 for \$702.50

3. WWSA
 - Newport, Wilkes-Barre and Nanticoke Properties for \$106.55
4. Verdantas for 3 Loxley Subdivision
 - Invoice 145919 for \$461.64

Motion to Approve: Mr. Sorokach – **2nd**: Mr. Wilson

Motion passed unanimously.

5. 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 on additional successful homebuyer program purchase. Volunteers of America has received the Brian’s Place Contributions. Guidelines would need to be updated to provide clarity on ensuring homebuyer applicants understand up front purchase with an LLC would not be qualified.
- c. Statement of Financial Interest
 - i. Mr. Ritsick reminded board members to fill out the SFI form by May.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Executive Session Regarding Property Disposition and Acquisition

B. Discussion and Motions on Newport Property Acquisition

Motion to purchase “Lions Den” lots 32-34 Orchard for up to \$15,000 pending appraisal.

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

Motion passes unanimously.

Motion to utilize Ashley ARPA funds for property acquisition.

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

Motion passes unanimously.

C. Discussion and Motions on 126 Carlisle Demolition and Bid Approval

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

Motion passes unanimously.

D. Discussion and Motions on Approval of Additional Members

Motion to approve Resolution 2026-02

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

Motion passes unanimously.

E. Discussion and Motions on ARPA Drawdown

No additional action was taken – board will be discussing further at the next meeting.

8. ADJOURNMENT

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

Motion passed unanimously. Meeting adjourned at 10:39am.