



LOWER SOUTH VALLEY LAND BANK
BOARD MEETING
WEDNESDAY, July 12, 2023
EARTH CONSERVANCY, 101 S MAIN STREET, ASHLEY BOROUGH

MINUTES

I. ROLL CALL AND CALL TO ORDER

Members present: Sam Guesto, Joe Hillan, Paul Keating, Ronald Jones (via telephone) and Rick Oravic, (via telephone)
Staff present: Sara Hailstone, Chris Slusser

II. PUBLIC COMMENT

None

III. MINUTES

A motion was made by Joe Hillan and seconded by Sam Guesto to approve the minutes of the April 12, 2023 board meeting.
Approved 5-0

IV. FINANCE REPORT

No finance report

V. STAFF REPORT

1. PHARE Funding: PHFA awarded the LSV Land Bank \$200,000 in PHARE funds. We will discuss the funding distribution plan later in the meeting.
2. Judicial Tax Sale: Let Sara Hailstone or Shannon Calluori know in the next week if there are any properties you want to purchase at the tax sale.

VI. UNFINISHED BUSINESS

1. Luzerne County ARPA funding distribution plan
Paul Keating reported that everyone had previously agreed in theory to the following distribution of ARPA funds:

Municipality	Proposed ARPA Distribution
Wilkes-Barre City	\$100,000.00
Hanover Township	\$87,500.00
Municipality of Kingston	\$87,500.00
Nanticoke City	\$87,500.00
Newport Township	\$68,750.00

Ashley Borough	\$68,750.00
TOTAL	\$500,000.00

A motion was made by Sam Guesto and seconded by Rick Oravic to approve the distribution plan as presented.

Approved 5-0

VII. NEW BUSINESS

1. Registration for the Judicial Tax Sale

Sara Hailstone mentioned that we received notice in writing that we do not have to register for the tax sale.

2. PHARE funding award and distribution plan

Paul Keating suggested that the \$200,000 of PHARE funds be divided equally so that each community receives \$33,333.33.

A motion was made by Joe Hillan and seconded by Sam Guesto to divide the funds equally.

Approved 5-0

3. Proposals to provide legal services and operational services

Paul Keating stated that Slusser Law submitted a proposal for legal services and Hailstone Economic submitted for a proposal for operational services.

A motion was made by Joe Hillan and seconded by Sam Guesto to accept the proposals as presented.

Approved 5-0

VIII. Other Business

1. Sam Guesto asked if the insurance invoice had been paid. Sara Hailstone said she would look into it. Sam also stated that we will need General Liability Insurance prior to purchasing properties.
2. Hanover Township and the Municipality of Kingston have properties they would like to purchase that are not on the tax sale list.

IX. ADJOURNMENT

A motion was made by Sam Guesto and seconded by Joe Hillan to adjourn the meeting.

Approved 5-0