



**LOWER SOUTH VALLEY LAND BANK  
BOARD MEETING  
WEDNESDAY, MARCH 13, 2024  
EARTH CONSERVANCY, 101 S MAIN STREET, ASHLEY BOROUGH  
9:00 AM**

**MINUTES**

**I. ROLL CALL AND CALL TO ORDER**

Members present: Carl Byra, Sam Guesto, Joe Hillan, Ronald Jones, Paul Keating

Members excused: Rick Oravic, Donna Wall, Dave Wilson

Staff present: Sara Hailstone, Shannon Calluori, Chris Slusser

**II. PUBLIC COMMENT**

None

**III. MINUTES**

A motion was made by Carl Byra and seconded by Dave Wilson to approve the minutes of the February 14, 2024 board meeting.

Approved 5-0

**IV. FINANCE REPORT**

Shannon Calluori reported that Donna Wall signed the audit engagement letter.

**V. STAFF REPORT**

**A. ARPA extension**

Joe Hillan reported that the Luzerne County Council approved the ARPA extension request. The Land Bank must obligate the funds by November 30, 2025 and spend the funds by June 30, 2026.

**B. Quiet title action**

Attorney Slusser reported that the quiet title action for the seven judicial sale properties is ready to be filed. His office will file the quiet title action for the eight Hanover Township properties in the near future.

**C. Securing properties**

Ashley Borough and Newport Township have properties that need to be secured while the quiet title action is being finalized.

A motion was made by Carl Byra and seconded by Paul Keating to spend up to \$2,000 to secure 48 Newport Street in Newport Township and 49 N Main Street in Ashley Borough using Gilroy Construction.

Approved 5-0

D. Municipal updates

Newport Township: Joe Hill reported that 5 Arch Street is secure. He received a sewer bill and stormwater bill for the property. There is a potential buyer. 128 W Main Street is an empty lot and the neighbor is interested in acquiring the property. The garage at 169 W Main Street needs to be demolished. Joe would like to put this property out for bid after quiet title action is complete.

Ashley Borough: Carl Byra reported that a neighbor may be interested in acquiring 49 N Main Street when quiet title action is complete. The Land Bank is waiting to hear about the status of the bid for 56 N Main Street, a property in the repository.

Kingston: Paul Keating reported that he is considering several properties and will speak with Shannon about next steps on these properties.

E. Luzerne County Redevelopment Authority coordination

Attorney Slusser and Joe Hillan agreed to reach out to the Luzerne County Redevelopment Authority to discuss opportunities to collaborate with the Authority on the blighted property eminent domain process.

**VI. UNFINISHED BUSINESS**

A. Review disposition policies

The Board agreed to discuss the policies at the April Board meeting.

**VII. NEW BUSINESS**

None

**VIII. ADJOURNMENT**

A motion was made by Carl Byra and seconded by Sam Guesto to adjourn the meeting.  
Approved 5-0