



**LOWER SOUTH VALLEY LAND BANK
BOARD MEETING
WEDNESDAY, AUGUST 9, 2023
9:00 AM
VIA ZOOM
MINUTES**

I. ROLL CALL AND CALL TO ORDER

Members present: Carl Byra, Sam Guesto, Donna Wall, Joe Hillan, Paul Keating, Ronald Jones, Rick Oravic

Members excused: Dave Wilson

Staff present: Sara Hailstone, Shannon Calluori, Chris Slusser

Others present: Rachael Rutkoski

II. PUBLIC COMMENT

Rachael Rutkoski joined the meeting and stated she was a resident in the community who was interested in understanding how to acquire properties from the Land Bank. She was specifically interested in 775 Hazle Street in Hanover Township. The Board took her phone number and email address and indicated that they would contact her when a decision was made about how to proceed with the property.

III. MINUTES

A motion was made by Sam Guesto and seconded by Rick Orvic to approve the minutes of the July 12, 2023 board meeting.

Approved 7-0

A motion was made by Joe Hillan and seconded by Carl Byra to approve the minutes of the August 1, 2023 special board meeting.

Approved 7-0

IV. FINANCE REPORT

Donna Wall reported that she received a \$500,000 check from Luzerne County for the ARPA award. Ms. Wall cut two checks to Elite Revenue Services for the August Judicial Sale fees.

V. STAFF REPORT

Shannon Calluori reported that the Land Bank is expected to acquire eight properties at the August Judicial Sale. Three of the properties originally identified for acquisition were removed from the list by Elite Revenue Services. As a next step, Attorney Slusser

recommends that the Land Bank take the eight properties through the expedited quiet title process. A motion was made by Sam Guesto and seconded by Paul Keating to approve the necessary costs for Attorney Slusser to execute the expedited quiet title process for the properties acquired by the Land Bank at the August 10, 2023 Judicial Sale.
Approved 7-0

VI. UNFINISHED BUSINESS

Shannon Calluori shared the current Luzerne County repository list and reviewed the acquisition process.

VII. NEW BUSINESS

Shannon Caluori reported that Sara Hailstone reached out to Frank Crossin to request a general liability insurance policy. A motion was made by Joe Hillan and seconded by Rick Oravic to approve costs for the general liability policy that is expected to be provided by Frank Crossin for the properties acquired by the Land Bank at the August 10, 2023 Judicial Sale.
Approved 7-0

VIII. ADJOURNMENT

A motion was made by Paul Keating and seconded by Rick Oravic to adjourn the meeting.
Approved 7-0

Following the meeting adjournment, the Board went into Executive Session to discuss real estate matters.