



Hazle Township Land Bank
Hazle Township Commons
101 W 27th Street
Hazle Township, PA 18202

Meeting Minutes

Call to Order

The regular meeting of the Hazle Township Land Bank Meeting was called to order at 12:01pm on January 8th, 2026 by Chairman Bob Fiume

<u>Members Present:</u>	<u>Members Absent:</u>
James Montone	Michael DeCosmo, Sr.
Anthony Griguoli	
John Chirico	
Robert Fiume	

Others Present:

Hailstone Economic – Ted Ritsick
Slusser Law Firm - Attorney James Brando
Hazle Township Code Enforcement - Chuck Krone

Public Comment

N/A

Minutes:

A. Approval of 10.24.2025 Meeting Minutes

Motion: Mr. Grigouli **2nd:** Mr. Montone
Motion passes unanimously.

Financial Report

A. Mr. Ritsick reported the final \$5,000 invoice will be on next meeting agenda.

Staff Reports

- A. Solicitor Report
 - a. N/A
- B. Administrator Report
 - a. Items later in the agenda will allow for a finalization of the startup tasks.

Reorganization

This item was moved prior to unfinished business.

Motion to appoint solicitor, Attorney Jim Brando as chair for reorganization:

Motion: Mr. Fiume **2nd:** Mr. Grigouli

Motion passes unanimously.

Motion to elect Robert Fiume as Chairman:

Motion: Mr. Grigouli **2nd:** Mr. Montone

Motion passes unanimously.

Motion to elect Mike DeCosmo Sr. as Vice-Chairman:

Motion: Mr. Grigouli **2nd:** Mr. Montone

Motion passes unanimously.

Motion to elect Tony Grigouli as Secretary/Treasurer:

Motion: Mr. Montone **2nd:** Mr. Fiume

Motion passes unanimously.

Unfinished Business

A. Discussion and motions on future property purchases and transfers.

- a. Mr. Ritsick reported that the board will review property lists when they are listed for upset and judicial sales. Mr. Ritsick also provided a sample letter to be used by Hazle Township code enforcement for a Land Bank donation. The process was further outlined with Mr. Ritsick explaining properties for upset sale may need title searches but fall off the list as people pay taxes, and a success rate of 30% being favorable for auction entering the tax sale in the current climate.

B. Discussion and motions on 2026 budget

- a. Mr. Ritsick provided a revised budget for \$100,000.

Motion to adopt 2026 budget:

Motion: Mr. Grigouli **2nd:** Mr. Montone

Motion passes unanimously.

C. Discussion and motions on bylaws and policies

- a. Mr. Ritsick provided bylaws and policy documents for review.

Motion to adopt bylaws as amended striking section 9.2:

Motion: Mr. Grigouli **2nd:** Mr. Montone

Motion passes unanimously.

Motion to adopt policies as amended with Chair and Vice Chair comprising emergency procurement committee:

Motion: Mr. Grigouli **2nd:** Mr. Montone

Motion passes unanimously.

D. Discussion and motions on insurance policies

- a. Mr. Ritsick will be providing the board with insurance policies for the next meeting.

New Business

N/A

Adjournment

Motion: Mr. Grigouli – 2nd: Mr. Montone

Motion passed unanimously. Meeting adjourned 12:24pm.