

**Hazle Township Land Bank
September 8th, 2025
Hazle Township Municipal Building
101 W. 27th St.
Hazle Township, PA 18202**

Call to Order

The regular meeting of the Hazle Township Land Bank Meeting was called to order at 7:10pm on September 8th, 2025 by Bob Fiume.

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

Others Present:

Hailstone Economic – Sara Hailstone, Ted Ritsick
Slusser Law Firm - Attorney Chris Slusser

Public Comment

N/A

Organization of Land Bank Board

Motion to appoint Robert Fiume as Chairman.

Mr. Montone **2nd:** Mr. DeCosmo

Motion passes unanimously.

Motion to appoint Michael DeCosmo, Sr. as Vice Chairman

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

Motion passes unanimously.

Motion to appoint Anthony Grigouli as Secretary/Treasurer

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

Motion passes unanimously.

Minutes:

A. As this was the first meeting, no minutes were voted upon.

Financial Report

A. As this was the first meeting, there was no finance report or expenses.

Staff Reports

A. As this was the first meeting, there were no solicitor or administrator reports.

Unfinished Business

N/A

New Business

A. Discussion and motions regarding appointment of solicitor.

Motion to appoint Slusser Law Firm as solicitor.

Mr. DeCosmo **2nd:** Mr. Griguoli

Motion passes unanimously.

B. Discussion and motions regarding appointment of administrator.

Motion to appoint Hailstone Economic as consultant and accept proposal.

Mr. Griguoli **2nd:** Mr. Montone

Motion passes unanimously.

C. Discussion and motions regarding setup tasks and legal work. -Board members discussed tasks outlined in the Hailstone Economic proposal for startup including PA DOS registration, EIN, bank accounts, Quickbooks, bylaws, 2025-2026 budget, website and logo development and a future meeting where goals would be discussed. The board expressed interest in starting with the most severe of blighted properties for demolition and disposition. The board will be reviewing options for logos similar to Hazle Township High School's blue and gold, bylaws, and draft budget at the next meeting. Information will be posted to the Township's website until the new site is up. Attorney Slusser advised the board they will need liability insurance for members and eventually for properties.

Motion to authorize Hailstone Economic to begin startup tasks as presented in the proposal.

Mr. Montone - **2nd:** Mr. DeCosmo

Motion passes unanimously.

Motion to utilize Mid Penn Bank for bank accounts.

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

Motion passes unanimously.

Motion to authorize the Chair, Vice-Chair, and Secretary/Treasurer as signatories.

Mr. Montone **2nd:** Mr. DeCosmo

Motion passes unanimously.

Motion to authorize Hailstone to seek general liability insurance proposals.

Mr. Grigouli **2nd:** Mr. DeCosmo

Motion passes unanimously.

D. Discussion and motions regarding future property purchases and transfers - Board members discussed interest in purchasing severely blighted properties at the next upset and judicial sales in 2026 and the process for doing so through the land bank.

E. Discussion and motions regarding future meeting schedule. -The board will review their schedules and determine dates for future meetings. No decision on a regular date or time was made.

Adjournment

Motion: Mr. Montone – **2nd:** Mr. DeCosmo

Motion passed unanimously. Meeting adjourned 7:41pm.