



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 1:30pm on October 24th, 2025 by Bob Fiume.

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

Others Present:

Hailstone Economic – Ted Ritsick
Slusser Law Firm - Attorney James Brando

Public Comment

N/A

Minutes:

- A. **Approval of 09.08.2025 Meeting Minutes**
 - Motion: Mr. Grigouli 2nd: Mr. Montone

Financial Report

- A. Mr. Ritsick reported a bill will be coming from Hailstone Economic for the next meeting.

Staff Reports

- A. Solicitor Report
 - a. N/A
- B. Administrator Report
 - a. Mr. Ritsick reported on action since the last meeting. The HTLB is registered with the PA Dept. of State and has an EIN.

Unfinished Business

N/A

New Business

A. Discussion and motions on logo and design.

Motion to approve “Logo 3” (Item is on top right of meeting minutes header).

Mr. Montone **2nd**: Mr. Chirico

Motion passes unanimously.

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

Mr. Ritsick reported on the process of judicial sale purchase through the HTLB’s “Trump Bid” powers that allow for direct purchase from the tax claim free and clear except for IRS liens. Mr. Ritsick recommended the Township review the repository properties and upset sale list in collaboration with zoning and code officials. The desired acquisition would define the budget for 2026.

C. Discussion and motions on future grant applications.

Mr. Ritsick discussed PHARE funding, Luzerne County LSA funding, and Statewide LSA funding for the Hazle Township Land Bank in 2026.

D. Discussion and motions on 2026 budget

The HTLB board discussed the 2026 budget. A general budget will be made once Hazle Township review properties to purchase.

E. Discussion and motions regarding future meeting schedule.

Motion to meet at 12pm December 3, 2025 and the 1st Thursday monthly with the exception of January 8th instead of January 1st.

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

F. Discussion and motions on bylaws and policies

Mr. Ritsick discussed bylaws and policies for the HTLB based on other templates used in Luzerne County and Western PA. Board members will be reviewing drafts for the next meeting.

G. Discussion and motions on insurance policies.

Mr. Ritsick advised the board would need general liability insurance – a cost of which would be calculated with the board’s budget, and property insurance once properties were acquired.

Adjournment

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

Motion passed unanimously. Meeting adjourned 2:01pm.