

Williams Township Land Preservation Board (LPB)

Minutes May 26, 2026

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Tom Heilman, Lorraine Mineo, Michael Cortright, Lori Cox, and Alternate Matthew Little; Board of Supervisor (BOS) Ray Abert; and township residents

Executive session at 6:45 PM.

The meeting was called to order by Chairperson Ken Kodama at 7:00 PM. He called for the Pledge of Allegiance, then a review of the April 28, 2026 minutes. Mineo made a motion to approve the minutes, seconded by Cortright. The motion was approved 5-0.

Updates on Preservation Projects:

- 2025-1: Kodama reported that Matt Babbitt of Heritage Conservancy (Heritage) stated that there have been no changes or updates to this project. It is still projected to close around September 2026, or sooner if the Met-Ed right-of-way easement information is received. Heilman asked if there is anything that can be done to encourage a response from Met-Ed. Kodama reported that Babbitt is Heritage's point of contact with Met-Ed and that he will ask Babbitt to reach out to his contact there.
- 2025-2: Kodama reported that Babbitt continues to reach out to the property owner to schedule a site visit but has not yet received a response.
- 2025-3: Kodama reported that the Township Solicitor is reviewing the Agreement of Sale (AOS). Once approved, it will be sent to the landowner, who requested certain stipulations be included in the AOS. The landowner is also hoping to receive a copy of the appraisal. Kodama suggested that he wait to see whether the appraisal is included with the AOS. If it is not, Kodama asked the landowner to contact him, and he will reach out to the Township Manager.

Old Business:

- Kodama received clarification from the Township Manager that both the Board of Supervisors and LPB minutes, agendas, and meeting discussions should use project numbers only. No landowner names or property addresses should be referenced publicly prior to a project's closing.

New Business:

- Mineo's last meeting with the LPB is May 26, 2026. The Board thanked her for her hard work and service. Mineo made a motion to recommend that the BOS accept her resignation, appoint LPB Alternate Freidl to fill the vacancy, and appoint Cortright as Treasurer. The motion was seconded by Heilman and approved 5-0.

Treasurer's Report:

- Mineo shared the March 2026 financial report, for which all data had been received: Checking account \$7,050.55, savings account \$392,518.63, total \$399,569.18.
- Mineo shared the April 2026 financial report: Checking account \$20,892.87, savings \$393,094.61, total \$413,987.48.
- Mineo also reported that Earned Income Tax (EIT) funds accrued since April 30, 2026 totalled \$122,791.20 bringing the total land preservation fund balance to \$536,788.68.

Announcements:

- None.

Comments from audience:

- None.

The meeting was adjourned at 7:34 PM, following a motion by Cox, seconded by Heilman. The motion was approved 5-0.

Next meeting June 23, 2026 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary