

Finger Lakes Regional Land Bank Corporation

June 28, 2022 at 4:00 PM

**Heroes 9-11-01 Conference Room or
Conference Call via GoToMeeting.com**

Directors Remotely Present: Don Northrup, Kyle Barnhart

Directors Present: Ernie Brownell, Jill Henry, Les Marquart, Frank Sinicropi,
David Wood

Directors Absent:

Staff: Joe McGrath, Amanda Forney

Other Attendees: Michael Scaglione, CFO of the FLRLBC; Mitch Rowe,
County Manager; Esther Dickinson, Attorney at Heaton &
Venuti

1. The meeting was called to order at 4:01 PM by Frank Sinicropi, chairperson. A quorum was present.
2. A motion was made by Ernie Brownell and seconded by Les Marquart to approve the minutes from the March 22, 2022 meeting. Motion approved 7-0.

3. Resolutions:

- **22-19: Resolution Authorizing the Side-lot Sale of 2261 E. Seneca Street, Lodi**
Ernie Brownell made a motion and David Wood seconded. Motion approved 7-0.

Two adjacent owners want to purchase this property. They will each take half after a subdivision. Heaton & Venuti set up a contract for the purchase. The survey was completed. Previously, the Land Bank sold for 25% of the assessed land value. The Land Bank would like to increase this number to 50% in the future. This property is being sold at 35% at \$2,000. Each will pay \$1,000 in addition to closing costs. The property is approximately 0.2 acres.

- **22-20: Resolution Authorizing the Listing of 101 Virginia Street, Waterloo for Sale with Century 21 Steve Davoli Real Estate of Seneca Falls**
Les Marquart made a motion and Ernie Brownell seconded. Motion approved 7-0.

The active RFP for purchase & development is for a nominal price if the purchaser is able to create affordable apartment units. Mr. McGrath has shown the property to a number of area developers and is currently working with potential buyers. The

resolution will give discretion to list the property if a buyer cannot be found through the RFP process.

The real estate agent was selected through the RFQ process years ago. The Land Bank wants to list it above \$55,000 to make up for the grant funds vested into the property. The highest priority is to sell to the most responsible party.

4. CEO/Presidents Update & Discussion Items

- **Grant Funding**

- i. **Dedicated Land Bank Funds**

- Mr. McGrath stated that there is funding available from the NYS assembly and executive budget. The New York Land Bank Association is working with HCR to determine how funds will be disbursed. There are two batches of funding: 1) Operations & maintenance. HCR is working on getting the funds out but a timeline has not been set. 2) The New York Land Bank Association is hoping to apply for funds for demolition. No other state HCR funds are available for demolition. There is potential for HCR to release funds for demolition but it may require being paired with infill development.

- ii. **Distressed Asset Preservation**

- This source of HCR funding is not land bank specific but eligible. It will help fund gap financing for infill development on vacant lots. This funding would be used towards building new.

- iii. **Other HCR Opportunities**

- CDBG funding and several other opportunities exist. All funding opportunities are smaller and will need to be used together.

- **Brownfields**

- i. **22-26 Virginia Street Update**

- The secondary environmental testing analysis of contamination was completed by LaBella Associates. They wrote a letter regarding eligibility for the Brownfield Cleanup Program and tax credits associated with it. It was found that the property is not the source of contamination. Unfortunately, that makes the Land Bank ineligible for the tax credits that come with redevelopment of the property. There will be discussion on feasibility for development types as well as short & long term options with stockholders.

- ii. **Brownfields Agreement Update**

- A proposal is being drafted to be reviewed by Mr. Ettman. There is a demand for these types of properties.

- **108 Mynderse Opportunity**

- This property was included on original list that Land Bank sought to acquire from the County in the spring. Due to service and title issues with the foreclosure, it was not transferred. This property is a demolition candidate but the Land Bank currently does

not have the funding for demolition. If Habitat for Humanity can complete the project with their funding, the Land Bank would transfer it.

If the Land Bank can use the second batch of funding on demolitions, this property could qualify. It is unknown when funds will be released and acquired. The auction is being held on August 5th. If a decision is made, a special meeting will be called before then.

- **Housing Needs Assessment RFP Update (County Planning)**

This Assessment is for all of Seneca County. The RFPs were due on June 24th and three were received within budget. The Assessment will allow for setting priorities, policies, and can be used by private developers, housing non-profits, service providers, and for information and research. The RFPs will be sent to and evaluated by those on the Planning Committee and County manager.

- **Admin and Governance Committee Update**

Board members need to provide proof of sexual harassment training to keep on file for the Land Bank. Ms. Dickinson is drafting forms for members.

5. CFO/Treasurer Update

Mr. Scaglione presented a financial report to the board. Frank Sinicropi made a motion and Ernie Brownell seconded to approve the report. Motion approved 7-0.

6. New Business: None

7. Consideration of Executive Session: None

8. Adjourn: 4:45 PM. Motion made by Frank Sinicropi and seconded by David Wood.

The next regular meeting will be held on Tuesday, September 27, 2022 at 4:00 PM.

Respectfully Submitted,

Amanda Forney
Staff Resources Assistant
Seneca County Department of Planning and Community Development