

**Finger Lakes Regional Land Bank Corporation**

**August 23, 2021 at 3:00 pm**

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

**Directors Present:** Jill Henry; Frank Sinicropi

**Directors Remotely Present:** Melissa Nesbit; Bob Hayssen

**Directors Absent:** Kyle Barnhart; Cindy Lorenzetti; Don Northrup

**Staff:** Joe McGrath; Amanda Forney

**Other Attendees:** Michael Scaglione, CFO of the FLRLBC; Lisa Keshel, Seneca County Director of Real Property Tax; Mitchell Rowe, Seneca County Manager

1. Called to order at 3:00 pm by Chairperson Frank Sinicropi. A quorum was present.
2. Frank Sinicropi called for a motion to approve the minutes from the meetings of July 26<sup>th</sup>. The motion was made by Jill Henry and seconded by Frank Sinicropi. Motion approved 4-0.

**3. Resolutions:**

- **21-26: Reimburse Habitat for July Activity at 156 Fall Street**  
Frank Sinicropi made a motion and Melissa Nesbit seconded. Motion approved 4-0.

The work is being completed at a good pace. This payment will be made for the exterior & interior demolition, tree removal, and porch repair.

- **21-27: Reimburse Habitat for July Activity at 1537 County Road 132**  
Jill Henry made a motion and Bob Hayssen seconded. Motion approved 4-0.

Mr. McGrath stated that this is the new build on Main St. in Willard. The project is being conducted with Habitat for Humanity with funds mainly committed from the town of Romulus' shuttered CDBG fund. Excavation is complete, foundation has been laid, and water & sewer work has begun. The project is on budget and making good time. All materials are on site and the walls should be going up soon.

#### **4. CEO/Presidents Update & Discussion Items**

- **Tax Foreclosure Process Update**

Mr. Sinicropi stated that a list of all abandoned and vacant properties was given to the county attorney who will then forward to the county judge for approval. After approval, approximately 30 parcels will be available. The Land Bank intends on going to the Board of Supervisors to acquire 6 abandoned properties. Mr. McGrath stated that the Planning Department submitted a resolution to the committee to request those. Funds are available for abstracts and phase I environmental reports, which are required under the grant to do pre-demolition.

- **Brownfield MOU Update**

Mr. McGrath stated that the Planning Department submitted a draft budget of \$10,000 to look at foreclosing some of the brownfield areas that are not being closed on due to environmental liability. There is a meeting scheduled with the county treasurer, county attorney, and county manager for discussion. Other counties have enacted agreements with NYS and the NYS DEC to resolve these issues. There are currently 13 properties in Seneca County that are an environmental liability.

- **HCR Potential Funding Update**

Mr. McGrath spoke with a representative from the NYS office of Homes & Community Renewal who was a former land bank executive director. There is potential funding for new build properties to be released later in the year from NYS. Mr. McGrath stated that an application will be submitted for this funding as there will be vacant properties throughout the County where new builds would be valuable. Mr. McGrath is looking into the option of potentially combining different sources from HCR and the federal government for new builds.

- **Property Sales and Closings Update**

The 408 Railroad Ave side-lot property in Waterloo has closed. The Land Bank is still waiting for closing on 16 Barker in Seneca Falls, which is the largest outstanding revenue stream.

- **2022 Budget Update**

Mr. McGrath noted that the corporation budget for the Land Bank is due prior to 60 days before the end of the year for the authority's budget office. A draft will be brought to the Land Bank Board at the next meeting to either discuss and/or adopt. Submission will need to occur by the end of October for NYS. The MOA with Seneca County will also expire at the end of the year, requiring a discussion with 2022 and 2023 in mind.

- **2022 – 2023 Board Members Discussion**

All Land Bank Board positions will be up for renewal at the end of the year. Positions are not staggered. Mr. McGrath asked that current board members consider whether they want to remain or move on. A resolution will need to be submitted to the County Board of Supervisors within the next few months to ensure that the Land Bank will have a functioning board next term.

**5. CFO Report**

Frank Sinicropi made a motion and Jill Henry seconded approval of the CFO report. Motion carried 4-0.

Michael Scaglione delivered a report to the board. Not a lot of activity occurred within the last month. Mr. Scaglione noted that accounting costs increased for legal and professional services and suggested exploring why that is.

**6. New Business:** None

**7. Consideration of Executive Session:** None

**8. Adjourn:** 3:22 pm. Motion made by Frank Sinicropi and seconded by Bob Hayssen.

Respectfully Submitted,

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