

# Finger Lakes Regional Land Bank Corporation

December 22nd, 2020

Heroes 9-11-01 Conference Room

Conference Call/GoToMeeting.com

**Directors Present:** Jill Henry, Frank Sinicropi, Don Northrup, Kyle Barnhart

**Directors Absent:** Bob Hayssen, Melissa Nesbit, Cindy Lorenzetti

**Staff:** Joe McGrath, Amanda Forney

**Other Attendees:** Mitch Rowe

1. Called to order at 4:00 p.m. by Chairperson Frank Sinicropi. A quorum was present.
2. Mr. Sinicropi called for a motion to approve the minutes from the November 24th meeting. The motion was made by Kyle Barnhart and seconded by Jill Henry. An amendment was made to the previous minutes that were initially sent out to correct resolution 20-35 as it was listed as 20-34. The minutes were approved 4-0.

### 3. Resolutions:

- **Resolution 20-36: Authorize Seventh Payment to Habitat for Humanity Under Co-Development Agreement for Renovation of 16 Barker Street.** Moved by Jill Henry and seconded by Kyle Barnhart. Motion approved 4-0.

Mr. McGrath recently stopped by the property to confirm that NYSEG was there to hook up gas and was able to see what progress has been made. He was able to see that flooring, drywall, and lighting have been installed. Mr. McGrath explained that there is approximately \$9,000 left to spend down on the grant and that the project should be finished very soon, if not by the end of December. Frank Sinicropi requested that Mr. McGrath take 3 or 4 photos of the site during the next visit.

### 4. General Land Bank Updates:

- **Update on Potential 2021 Acquisitions from Foreclosure List:** Mr. McGrath stated that there is \$180,000 of the Enterprise Community Partners grant funds budgeted for the demolition of 6 properties in 2021. There are five properties that were candidates to be acquired in 2020 but were not due to the foreclosure process not being completed. These five properties are currently identified as likely

demolition candidates. There are two potential candidates for the sixth acquisition. Mr. McGrath stated that the first would be a great demolition candidate and the other is a large property that would potentially require more funds than what is available. Mr. McGrath also noted that there is a seventh property in Seneca Falls that may be a candidate at some point in the future. This property would not be a demolition and would require special considerations given that there are tenants currently living there. Mr. McGrath also noted that the land bank prefers to keep acquisitions to demolitions only, but INHS may be able to assist with this property. Frank Sinicropi also stated that there will be an auction for county foreclosures in 2021 that may be online only. There is currently a noticeable increase in unpaid taxes dating back to 2018.

- **Bowling Alley and Potential Brownfield:** Mr. McGrath recently spoke with individuals from LaBella Associates and the Center for Creative Land Recycling (CCLR). He stated that extensive testing is necessary to determine the future of the RFP. Test results would be attached to the RFP and the developer would design based on what is found. About \$11,000 would be required for testing and Mr. McGrath stated that there is \$12,000 uncommitted in the LISC grant award. A request from the funder for testing would be needed and Mr. McGrath hopes to bring this to the board for approval in January upon funder approval.
- **Update on CFO Position:** Mr. McGrath has a potential candidate for the CFO position. Michael Scaglione currently sits on the Seneca County Planning Board, is involved with several community groups, and has a background in project financing. Mr. McGrath stated that Michael's experience would be beneficial to the land bank given the various properties that have been acquired. Michael has volunteered to fill this position and would require board approval in early January.
- **Update on Real Estate Closings:** Mr. McGrath stated that the attorney has received the surveyor map and that the last step is to set a closing date for the Varick properties. There was a discussion between Mr. McGrath and Frank Sinicropi about whether the purchaser still wants to buy the property. Mr. McGrath believes that the purchaser is contractually obligated and that the purchaser is eager to close.

**5. CFO Report:** Mr. McGrath gave a report on the bank accounts. He also noted that the 16 Barker Street project is on budget and behind schedule. Kyle Barnhart made a motion and Frank Sinicropi seconded. Motion approved 4-0.

**6. Executive Session:**

**7. New Business/Old Business:**

- Mr. McGrath stated that INHS is currently reviewing the engineer drawings for 156 Fall Street. There will be a meeting next week to determine if they want to take on the project and if not, Habitat for Humanity will. Mr. McGrath believes this project can get started in the summer of 2021.

- Frank Sinicropi asked when the next meeting would be. Mr. McGrath confirmed that the next meeting would be January 25, 2021. For meetings held thereafter, Mr. McGrath would like to select a new day that would allow the attorney to be present at all meetings.

**8. Adjourn:** Meeting was adjourned at 4:28 p.m.

Respectfully Submitted,

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