

**Annual Meeting of the
Finger Lakes Regional Land Bank Corporation**

January 22nd, 2018

**Legislative Conference Room
1 DiPronio Drive, Waterloo, NY 13165**

Directors Present: Bob Hayssen, Larry Ledgerwood, Greg Lazzaro
Nick Sciotti, Cindy Lorenzetti, Jill Henry

Directors Absent: Gary Westfall

Staff: Bill Bordeau , Joe McGrath, Frank Fisher

Public Attendees: Frank Sinicropi, Lisa Keshel

1. **Meeting called to order** by Mr. Hayssen at 4:01 p.m.
2. **Minutes.** Motion to accept the Minutes of the November 27th, 2017 Regular Meeting was made by Mrs. Garlick-Lorenzetti, seconded by Mr. Sciotti.
AYES: (6) Mss. Lorenzetti, Mr. Lazzaro, Mr. Ledgerwood, Mr. Hayssen, Mr. Sciotti, Mss. Henry
NAYES: (0)
Motion passed.
3. CEO/President's Report

Mr. McGrath updated the board on various topics beginning with the incoming disbursement request to LISC. Mr. McGrath distributed an updated project budget for the LISC grant from 2018 and explained that no major changes are proposed in terms of programming, only timing. The board in adopting the updated budget would allow for money to be disbursed to FLRLBC for all of the acquisitions to take place between this meeting and March, including paying the county for properties taken prior to the tax auction. Mr. McGrath went on to explain that the land bank will be reimbursing the county \$4,500 for each property taken from the tax foreclosure list for demolition and \$5,000 for properties taken from the list slated to be stabilized and rehabilitated. The updated budget will be resolution 18-04.

Mr. McGrath gave an update on the stabilization activates at 2320 County Road 139 Ovid which will be progressing when the weather breaks in the spring. The engineer, Jason McCormick, PE has been hired to draw up plans for an updated septic system as well as draw up specs for the demolition of the low quality additions. When that work is completed, the property will be ready to transfer to Habitat for Humanity.

Mr. McGrath gave an update on the acquisition of the bowling alley. Chairperson Hayssen raised the question “what bowling alley?” which was answered by Mr. Bordeau in that it was presented to the land bank in a presentation by the Village of Waterloo in 2016. Mr. Bordeau explained that Don Northrup again approached the land bank last summer regarding the property. It had been purchased from the prior tax auction by a gentleman from Webster and the individual did not realize the full extent of the investment needed to bring it back to use. Mr. McGrath explained that the codes department has been working with the new owner regarding the ongoing issues, most notably a brick façade that is quickly deteriorating and at risk of collapse onto the pedestrian sidewalk. Mr. McGrath explained that the land bank could take control of the property for \$25,000 and then demolish it. If the land bank were not to take this action, the property could end up back in tax foreclosure in the future when there were no resources to deal with it, or worse end up like the property in Interlaken that was emergency demolished by the county at cost. The resolution to authorize the purchase is 18-03.

Mr. McGrath distributed a handout outlining the upcoming acquisition process from the tax auction from January 1st to April 23rd 2018. After discussion, Mr. Bordeau found that submitting a resolution to board committee for the 27th meeting for the transfer of properties to the land bank with the words “pending judge decision” would be appropriate instead of waiting for the judge to make the final determination. Approaching the timeline in this manner will allow for much more flexibility in the process. Furthermore, County Treasurer Frank Sinicropi in attendance noted that the list will also need to be sent to the auction company to advertise the properties prior. There will be a meeting in mid-February with the auction company, the treasurer’s office, and Mr. McGrath. This meeting will outline when the list will be sent to the auction company clarify if the properties will need to be added or removed from the list slated for the land bank.

Board membership was also slated for discussion in the President’s report, but within the week calls were made to Mr. Sciotti who would like to remain on the board for at least the next few months and Mr. Westfall who will continue to serve when he returns from Florida in March.

Mr. McGrath brought up the NYS Land Bank Association’s lobbying efforts to include a budget request of 50 million dollars from the state budget for all land banks. This would require sending a letter to our local representatives to include in the budget. Mr. Hayssen moved that a resolution be sent to draft a letter and send it to Assemblyperson Pam Helming, Assemblyperson Palmesano, and Senator Kolb on the issue.

4. CFO/Treasurer’s Report.

Mr. Bordeau stated that the treasurer’s report was essentially the budget report already outlined above.

5. New Business.

1. Resolution 18-01 Establishing Audit Committee; Moved by Mss. Lorenzetti and Seconded by Mr. Sciotti.

AYES: (6) NAYES: (0)

Motion passed.

2. Resolution 18-02 Establish Governance Committee. Motion made Mrs. Lorenzetti, Seconded by Larry Ledgerwood.

AYES: (6) NAYES: (0)

Motion passed.

3. Resolution 18-03 Resolution To Acquire 22-26 Virginia Street Waterloo: Motion made by Mr. Mrs. Lorenzetti and Mr. Ledgerwood.

AYES: (6) NAYES: (0)

Motion passed.

4. Resolution 18-04 Resolution to Update LISC Project Budget for 2018. Motion made by Lorenzetti and seconded by Mr. Ledgerwood.

AYES: (5) NAYES: (0)

Motion passed.

5 . Resolution 18-05 Resolution to Send Lobbying Letter to Representatives. Motion made by Mr.

Hayssen and seconded by Mr. Sciotti

Ayes (6) Naves (0)

Motion Passed

6. Other Business: Meeting with Wayne County regarding their nascent land bank tomorrow the 23rd. Received 501c3 status

7. **Adjourn:** Motion to adjourn made by Ms. Hayssen, seconded by Mr. Sciotti at 4:55pm.

AYES: (5) NAYES: (0)

Motion passed.

Respectfully Submitted,

Joe McGrath