

**Finger Lakes Regional Land Bank Corporation**

**February 25<sup>th</sup>, 2020**

**Planning Dept. Conference Room, 1<sup>st</sup> Floor**

**County Office Building  
1 DiPronio Drive  
Waterloo, NY 13165**

**Directors Present:** Jill Henry, Melissa Nesbit, Frank Sinicropi, Cindy Lorenzetti, Bob Hayssen, Don Northrup, Kyle Barnhart

**Directors Absent:**

**Staff:** Joe McGrath, Bill Bordeau, Justin Gahn

**Other Attendees:** Mitch Rowe, Lisa Keshel

1. The meeting was called to order by Chairman Frank Sinicropi at 4:00 p.m. A quorum was present.
2. The January 28<sup>th</sup>, 2019 meeting minutes were approved by motion of Cindy Lorenzetti and seconded by Kyle Barnhart. Carried 7 – 0.
3. **Remaining Resolutions:**

**Resolution 20-11 Resolution Authorizing a Service Agreement with MOZAIC for Lawn Maintenance** - Moved by Cindy Lorenzetti, Seconded by Kyle Barnhart – Mr. Sinicropi outlined the resolution. Mr. McGrath explained MOSAIC and how they are reliable and flexible. Also, they will be able to take on more lawn care than the 8 properties when the Land Bank acquires more properties. They will be compensated by the mow. Mr. McGrath explained that the crew can be utilized for other issues as well. Mr. McGrath explained that they are a preferred source vendor and that the partnership would be beneficial for both the Land Bank and MOZAIC. Mr. McGrath went on to explain that the Land Bank was not required to go with preferred source vendors by the state but was opting to do so because of the obvious benefits to both organizations. Jill Henry explained that their competitive pricing and flexibility and willing to do other projects made them the best choice. Mr. McGrath brought up that MOSIAC did a job for much less than another company and that the work was well done. Carried 7-0

**Resolution 20-10 – Resolution Authorizing the Listing of Four Properties in the Town of Varick with Century 21** - Moved by Cindy Lorenzetti, Seconded by Jill Henry – Mr. McGrath explained that the Land Bank would be using Century 21 to list three properties in the town a Varick. Mr. Bordeau explained that three properties on the Lake Side will be listed for \$80,000 and that the Land Side will be listed for \$20,000. Mr. Bordeau also explained that the board needs to approve the offers

and Mr. McGrath explained that the purchase contract shall include the buyer's responsibility of demolishing the single family home on parcel 15-1-111. Carried 7-0

**4. CEO/President's Update and Discussion Items:**

- a. Audit Update/PAAA Update – Scheduling of Audit/Governance Committee- Mr. McGrath said that the Land Bank was on track and that the 2019 Budget report was submitted. He then said that March is the deadline for the Audit/Procurement.

Mr. McGrath then talked about the schedule for the Audit/Committee for March after Bonadio finishes their report.

- b. Enterprise Grant Update – Mr. McGrath then gave the Enterprise Grant Update. 156 Fall St Extension INHS proposal for DRI funds 2021.
- c. 16 Backer Street Update – Mr. McGrath explained that Habitat will take the project for 2020 and Co-Development Agreement. Then this will be brought up to the board in the March meeting.
- d. General Land Bank Update – Mr. McGrath talked about potential Tax Acquisitions in 2020 there are 197 properties that could become available and the Land Bank would like to acquire about 6 of the properties.

101 Virginia St. – Mr. McGrath explained that he submitted a use variance for the 4<sup>th</sup> apartment to the Town of Waterloo. Mr. McGrath is trying to schedule time with Jim Cleere for a site visit to lower the assessment. Mr. McGrath explained that the preconstruction League Grant application is due in April and they need quotes form consultants. He is exploring the idea of doing it in house.

Barnhart brought up Zombie Properties and asked what they were. Mr. McGrath explained that they are still mortgaged and the occupants have abandoned them.

**6. CFO Report:**

Mr. Bordeau reviewed the 2020 2019 Balance Sheet Comparison, Profit and Loss Comparison, and the Profit and Loss by Class sheets. Sinicropi made mention that the Land Bank looked in great shape. Kyle Moved by Kyle Barnhart Seconded by Cindy Lorenzetti Carried 7-0

- 7. **New Business:** Mr. McGrath talked about the property at 3524 Rt. 89 in Canoga. It is .23 acre 9,147sq feet. He explained that you need 22,000sq feet to build per Hamlet zoning code. The Assessed Value is \$4,725 and selling it for \$2,000. Mr. Bordeau explained that the payment plan to the neighbor will be \$500 down 3% interest until it is paid. Mr. McGrath explained that this will be a resolution at next month's meeting.

- 8. **Adjournment:** A motion was made by Sinicropi to adjourn at 4:38 p.m. and seconded by Henry. Carried 7 – 0.

Respectfully Submitted,

Justin Gahn,

Staff Resources Assistant

Seneca County Dept. of Planning and Community Development