

Finger Lakes Regional Land Bank Corporation

July 26, 2021 at 3:00 pm

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

Directors Present: Jill Henry; Frank Sinicropi; Melissa Nesbit

Directors Remotely Present: Kyle Barnhart; Don Northrup

Directors Absent: Bob Hayssen; Cindy Lorenzetti

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 3:05 pm by Chairperson Frank Sinicropi. A quorum was present.
2. Frank Sinicropi called for a motion to approve the minutes from the meetings of May 24th, June 3rd, and June 28th. The motion was made by Kyle Barnhart and seconded by Jill Henry. Motion approved 5-0.

3. Resolutions:

- **21-22: Reimburse Habitat for June Activity at 1537 County Road 132**
Frank Sinicropi made a motion and Kyle Barnhart seconded. Melissa Nesbit abstained. Motion approved 4-0.

1537 is a new build project funded by the Enterprise grant and funds dedicated to the Land Bank from the town of Romulus' shuttered CDBG account. Mr. McGrath stated that the foundation is completed and prefabricated home will be erected soon as all materials are on site.

- **21-23: Reimburse Habitat for Activity at 2320 County Road 139**
Frank Sinicropi made a motion and Jill Henry seconded. Melissa Nesbit abstained. Motion approved 4-0.

Mr. McGrath stated that this property was sold to Habitat for Humanity in 2018. LISC funding was utilized with approximately \$12,000 of the grant remaining. Approval from the funder occurred and now this grant can be closed out.

- **21-24: Reimburse Habitat for Activity at 156 Fall Street**
Frank Sinicropi made a motion and Don Northrup seconded. Melissa Nesbit abstained. Motion approved 4-0.

This Habitat for Humanity project was underway in June beginning with the demolition of the back addition of the house. Per Mr. McGrath, there will be multiple reimbursement requests for this project.

- **21-25: Accept CDBG Non-Program Income and Commit to 156 Fall Street**
Frank Sinicropi made a motion and Melissa Nesbit seconded. Motion approved 5-0.

Mr. McGrath stated, years ago NYS called for the closing of the CDBG revolving loan funds in every community. With payments still currently being made on the loans, funds are available to be used by land bank's each year. Excess funds from Seneca County and the town of Romulus are committed to the FLRLB. This resolution will allow the acceptance of funds and commit them to the 156 Fall Street project. The majority of these funds will be used to complete foundation issues that have come up since the project start.

4. CEO/Presidents Update & Discussion Items

- **Tax Foreclosure Process Update**

Mr. Sinicropi stated that 84 properties are behind on taxes. Since there is an eviction moratorium in place until August 31st, properties can only be taken if they are vacant and/or abandoned. There are potentially 40 abandoned and/or vacant properties. The list will be sent to the judge at the appropriate time. Mr. McGrath stated that the online auction will be held at the end of August through Auctions International.

- **2125 W. Seneca Street Discussion (Ovid)**

This property is located in the village of Ovid. Mr. McGrath is investigating ways to avoid demolition of this property. It will either be a rehab or a new build by Habitat for Humanity.

- **Brownfield MOA Discussion Update**

Mr. McGrath discussed the MOA draft from Wayne County that was presented at the last meeting. DEC and other NYS counties and land banks throughout the state have drafted and signed MOAs in regards to Brownfield sites. Mr. McGrath stated that the discussion will continue. The next step is to have a meeting with the County attorney to decide if there is need for a preliminary committee.

Mr. McGrath explained that the County is unable to foreclose on properties that are environmentally contaminated as it would become liable for cleanup costs. With an MOA in place, the properties could be bid out to a brownfield program in hopes of a private developer stepping in and the County and Land Bank would no longer be liable. The MOA would clarify the process, allowing all stakeholders to understand what their role is in the process. Mr. Sinicropi suggested that the he as Treasurer, the County Manager, County Attorney, Jill as Planning Director in the coming weeks to discuss the opportunity in more detail.

- **101 Virginia Street RFP Update**

The RFP will become a rolling application. Mr. McGrath stated that there has been some interest and he has met with perspective applicants to answer questions about the

process. Mr. McGrath explained that the cost of materials has gone down for some materials and increased for others, which has been a contributing factor in the lack of proposals.

- **Property Sale and Closings Update**

Mr. Sinicropi expressed the need for closings to move forward. Mr. McGrath stated that 1 closing date has been set for 408 Railroad Avenue in Waterloo on August 3rd.

Mr. McGrath is still anticipating a closing date for 16 Barker in Seneca Falls. There is debt that needs to be paid down and environmental testing needs to occur at the bowling alley site. There are also deed transfers that need to take place, including 156 Fall Street in Seneca Falls and 1537 CR 132 in Romulus.

5. CFO Report

Frank Sinicropi made a motion and Jill Henry seconded approval of the CFO report. Motion carried 5-0.

Michael Scaglione gave a report, including account totals and anticipated expenses in the near future. He stated that the CDBG town of Romulus Savings account needs to be converted to a checking in order to write checks.

Mr. McGrath stated that the approved asbestos abatement at 156 Fall Street for \$27,000 occurred in July and will show up in next month's report.

6. New Business

Mr. McGrath presented progress photos of several properties.

At 1537 CR 132, the foundation has been poured and prefabricated panels have been delivered. At 2320 CR 139, the remaining LISC grant funds have been committed and project is near completion. The 5508 State Route 89 project has moved to the next phase. As stated in the agreement, the buyer tore down the home and $\frac{3}{4}$ of the junk on the property has been removed. Their plan is to build a retirement home on the property. Mr. McGrath stated they have plans to clean up the lake-side property this year.

7. Consideration of Executive Session: None

8. Adjourn: 3:38 pm

Respectfully Submitted,

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