

Finger Lakes Regional Land Bank Corporation

June 25th, 2018

Planning Dept. Conference Room, 1st Floor
County Office Building
1 DiPronio Drive
Waterloo, NY 13165

Directors Present: Jill Henry, Nick Sciotti, Gary Westfall, Cindy Lorenzetti

Directors Absent: Greg Lazzaro, Bob Hayssen, Larry Ledgerwood

Staff: Joe McGrath

Public Attendees: Frank Sinicropi, County Treasurer; Frank Fisher, County Attorney; Christopher Folk, Attorney's Office; Lisa Keshel, Real Property Tax Services; Kyle Barnhart, Village of Lodi Trustee

1. The meeting was called to order Jill Henry at 4:01 p.m. A quorum was present.
2. The April 23rd, 2018 meeting minutes were approved by motion of Nick Sciotti and seconded by Gary Westfall. Carried 4-0.
3. CEO / President's Report
 - **Update on Attorney General Funding:** Mr. McGrath stated that the NYSLBA has been in continuous contact with the State Attorney Generals Office regarding another funding round for land banking activities in NYS. There is little direction as to when their office will be requesting proposals but their representative estimates it will be late summer or early fall. Mr. McGrath explained that there are some things that the FLRLBC needs to put into place to be in good standing to apply for future grant funding.
 - **Seneca County Memorandum of Agreement:** Mr. McGrath explained that one of the issues that needs to be addressed prior to applying for any additional funding from the AG's Office is updating the MOA for 2018 and beyond between the Land Bank and Seneca County. Mr. McGrath went on to explain that he drafted a DRAFT MOA to serve as a working document for a starting point. The DRAFT MOA outlines how the County and Land Bank have been operating in practice over the course of 2018 and 2017. In the draft, the county will be supplying the Land Bank with in-kind staff support with no expectation of reimbursement beyond the difference in salary between the Planner position and the Grant Management Specialist position. In the week prior, Mss. Henry, Mr. McGrath, and County Manger Mr. John Sheppard met to discuss the details of this

draft. Mr. Sheppard then spoke regarding that meeting and the discussions that were had. He outlined his concerns that there is nothing that he is aware of in the statutory authority for the county to be spending the real property tax levy on land banking activities. Part of that concern was the fact that the land bank is its own legal entity separate from the county, yet they have a shared constituency in the residents of the County. Despite these concerns, Mr. Sheppard will advise that the draft MOA move forward with a clear and definitive sunset clause ending at two years. This MOA needs to be finalized before the Land Bank board can move forward with adopting a budget for the 2018/2019 fiscal years which will be required to submit with any future grant applications.

- **South County Advisory Committee:** Mr. McGrath introduced the idea of a Community Advisory Committee explaining that many other land banks utilize them for special projects in certain and more defined neighborhoods within their service areas. Mr. Barnhart, a newly elected Trustee in the Village of Lodi has been interested in getting involved in the Land Bank. Mr. McGrath stated that creating a South County Advisory Committee could be an avenue to leverage the involvement of Mr. Barnhart to produce better projects in the southern part of the County. Mrs. Garlick-Lorenzetti raised the question of why create another board and not just put Mr. Barnhart on the Land Bank's Board of Directors. Mr. McGrath explained that there is not currently a position open, but one may become open if Mr. Barnhart decides he would like to be a part of the board. Mr. Sciotti asked why would an advisory committee be necessary, Mr. McGrath expressed that it was his opinion it might make the FLRLBC more competitive in the upcoming grant rounds showing that we have some sort of organizational capacity in the southern part of the county. Mrs. Garlick-Lorenzetti also expressed a concern of a split between North and South county concerns. Mr. McGrath expressed that there isn't a split, but most of the land banks capacity for property management is in northern part of the county. Mr. McGrath also mentioned to Mrs. Garlick-Lorenzetti that he had stumbled upon an old PDF of properties identified in Fayette for LB intervention.
- **Update on State Legislation:** Mr. McGrath noted that there have been two major developments in state land banking legislation. First, the state legislature approved increasing the number of land banks statewide from 25 to 35. This may limit the opportunities for partnering with other local counties on the Finger Lakes Regional Land Bank. Second, the state legislature passed a bill authorizing the exemption of land banks from paying property taxes in the year that they acquire the property. Mr. McGrath explained that this would be good for the FLRLBC in that it would save the organization a great deal of money in its efforts in reclaiming vacant and abandoned properties. Mr. Sciotti expressed that that it is not good from the county perspective because they would be losing out on those tax funds from that year. Both bills were passed but are still awaiting signature from the Governor.
- **Update on Bowling Alley Demolition:** Mr. McGrath explained that he has met with officials from the Village of Waterloo, neighbors of the property, as well as architects and engineers, and NYSEG regarding the property. All that needs to be completed before it goes to bid is the asbestos survey reports, which we are waiting for. The project will be put to bid at any day.

- **Update on Other Demolitions:** The other four properties are also awaiting the completed asbestos survey reports before they can be put to bid accordingly.
- **Update on 2320 County Road 139:** Mr. McGrath explained that this has gone to bid and has been awarded to Tri-County Excavating out of Geneva, as the only bidder for 14,300. Once this project of demolishing additions, garage bays, and decks is completed the property will be sold to Habitat for Humanity.
- **Update on Side-Lot Sales:** Mr. McGrath expressed that he would like some board direction in negotiation these side-lot sales. Right now, these prices are negotiated with little direction. Mr. McGrath explained that many land banks often run programs where they sell these properties for one dollar, but our market may not be soft enough for that to be appropriate. Mr. McGrath noted that the prices the land bank has been negotiating thus far has been near 25%. Mr. Sciotti suggested pricing them at half cost and negotiating as low as 25%. The Resolution in front of the board today is to sell a side lot to neighbors on Cayuga Drive in Border City after the property is demolished for \$2,000, which is roughly \$500 dollars over 25% of assessed value.
- **Update on 101 Virginia Street Purchase Offer:** Mr. McGrath has spoken with the current owner, Richard Kenney who stated that he will be attempting to make the trip to Waterloo from somewhere in Florida with his son. Mr. McGrath was invited to look over the property with Mr. Kenney the first week of July. Mr. McGrath will be contacting Mr. Kenney at the end of the week to confirm the plan.
- **No other Business.**

4. CFO Report:

In the packet it's reported that the bank account containing the start-up grant contains as of June 22nd \$46,814.12, all of this funding is earmarked for the work at the Ovid property. The bank account as of June 22nd containing the AG's CRI Funding contains 196,791.97 which is currently earmarked for the demolition projects. The third bank account is the land banks general revenue account and currently contains \$6,942.65 of unrestricted funds that have come completely from developer fees from the first disbursement.

5. New Business

- a. Resolution 18-14 Authorizing Side Lot Sale of 385 Cayuga Drive – Passed with motion by Mr. Westfall and seconded by Mrs. Lorenzetti, all ayes.

6. Adjourn, Motion by Mrs. Lorenzetti and 2nd by Mr. Westfall. All Ayes.