

Finger Lakes Regional Land Bank Corporation

March 24th, 2020

Conference Call/GoToMeeting.com

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:

1. The meeting was called to order by Chairman Frank Sinicropi at 4:00 p.m. A quorum was present.
2. Mr. Sinicropi made mention of the Executive Order 202.1 and then gave Mr. McGrath time to explain the Executive Order. Mr. McGrath explained the executive order allows us (Land Bank) or basically requires us to be having this meeting through teleconference so part of that we (Land Bank) need to record it and make the minutes available. This will be how the next required meetings will go for the Land Bank as soon as the Pandemic clears. It will be made known that accepting the Executive Order will need to be done before the board reviews resolutions. Moved by Cindy Lorenzetti and Seconded by Melissa Nesbit. Carried 7-0

3. Remaining Resolutions:

Resolution 20-12 Resolution Authorizing Habitat for Humanity to enter into a Co-development agreement for the rehabilitation 16 Barker St Property

Mr. McGrath explained that this agreement with Habitat will allow the Land Bank to expend the last of grant money from LISC as and committed CDBG finding as well. Passing this resolution will allow Habitat to start on the project in the coming months. The acceptance of this resolution will get the paperwork in order to get the project started. Mr. McGrath explained that the Land Bank would be deeding the property to the Habitat. This allows them to do the work under their insurance policy. Once there is a new family closes on a mortgage to purchase the home from Habitat, 80% of the proceeds will be sent to the Land Bank. Motion by Kyle Barnhart and Seconded by Don Northrup. Carried 7-0

Resolution 20-13 – Resolution to accept 2019 Financial Statement Audit Report by Bonidio - Moved by Kyle Barnhart Seconded by Cindy Lorenzetti – Mr. McGrath gave brief report on how the audit went. He stated the Land Bank has been following protocols.

The Bonidio group had some observations about how to get the budgets better scheduled. The adoption of the 2020 budget will be done today. Moving forward the 2021 budget will be started in October of 2020. Carried 7-0

Resolution 20-14 Accepting the 2020 FLRLB Budget.

Moved by Cindy Lorenzetti, Seconded by Frank Sinicropi – Mr. McGrath had the Board review appendix A of the resolution. Carried 7-0

Resolution 20-15 Accepting FLRLB Policies, Statements and Procedures.

Moved by Frank Sinicropi Seconded by Melisa Nesbit – Mr. McGrath stated that these are the same requirements that they need to accept from the PAAA. Mr. McGrath explained that the policies are the same as last year, the only new information is the Harassment free Work Policy. It is a guide on Sexual Harassment Policies. How to report and handle sexual harassment cases. Carried 7-0

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

- a. Tax Foreclosure – Mr. McGrath spoke about the Tax Foreclosure Process has been postponed at the county level. Frank Sinicropi gave an update on the foreclosure process and how it is being held up by the State for a period and Judges in the court system are not signing foreclosures at this time. The county is not able to action currently on the properties that owe taxes. The county is waiting for the Judge to sign the paperwork on properties before they act.
- b. Enterprise Grant Update – Mr. McGrath explained that there is \$650,000 dollar grant to use on the next round of properties from the Tax Foreclosure list. Without knowing the list of properties, the whole grant is on hold at the moment. Mr. McGrath feels the Enterprise will extend the contract into 2021. An extension was given on the 151 Fall St. property. Mr. McGrath is working on maintaining access to the funding.
- c. 156 Fall St. – Mr. McGrath \$125,000 of the Enterprise Grant is setup to be used for the rehabilitation of this property. The Seneca Falls Local DRI Committee removed the project. Funding from that will not be added to the project. Mr. McGrath explained that the project will still be a preferred which gives this project good standing in the CFA application. Mr. McGrath is waiting from the consultants on how to proceed with that application. The project is on hold for now, but Mr. McGrath is working with INHS and the State to get the project started.
- d. 16 Barker St – Mr. McGrath said that things are looking good. With the co-development passed earlier in the meeting. The Land Bank can now move forward with closing with Habitat for Humanity. Mr. McGrath said that Habitat is ready to go and has consulted with companies about the environmental asbestos abatement. It is all currently on hold with the current Pandemic situation. Mr. McGrath said to expect movement on the project once Habitat is given the go ahead. This should be the first project completed once the Pandemic is over.

6. CFO Report:

Mr. Bordeau reviewed Balance Sheet Comparison. He then referred to the LISC and Enterprise grants making note of what is to be received and what is available to spend. Mr. Bordeau then said the money is still there just waiting for the go ahead to get the money moving again. Mr. Sinicropi made a motion to approve the CFO report. Kyle Barnhart seconded the motion. Carried 7-0

7. New Business: Frank Sinicropi thanked Mr. McGrath for getting the board meeting setup via teleconference. He also thanked Mr. McGrath for getting all the information to board via email.

Mr. Sinicropi asked for an update on the Jennings property in Varick. Mr. McGrath explained that he had been out to the property during the surveying. Mr. McGrath is waiting on the final survey map. The survey map is last item that is needed to list the properties for sale with Century 21. Mr. McGrath then said the cleanup of the property will be passed to the purchaser of the property. Mr. McGrath referred to the resolution on this and brought up the demolition of the house as Land Bank responsibility. The Land Bank has received paperwork from the DMV and the Clerk's Office to take title of the abandon vehicles on the property. Mr. McGrath would like to take the titled vehicles and dispose of them.

5. Adjournment: A motion was made by Cindy Lorenzetti to adjourn at 4:22 p.m. and seconded by Melissa Nesbit. Carried 7 – 0

Respectfully Submitted,

Joe McGrath
CEO/President