

**Finger Lakes Regional Land Bank Corporation**

**May 24, 2021 at 3:00 pm**

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

- Directors Present:** Jill Henry, Frank Sinicropi
- Directors Remotely Present:** Don Northrup, Melissa Nesbit
- Directors Absent:** Bob Hayssen, Kyle Barnhart, Cindy Lorenzetti
- Staff:** Joe McGrath, Amanda Forney
- Other Attendees:** Michael Scaglione, CFO of the FLRLBC

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 regular meeting of March 22nd and special meeting of May 6<sup>th</sup>, 2021. The motion was made by Melissa Nesbit and seconded by Jill Henry.  
Motion approved 4-0.

**3. Resolutions:**

- **21-20: Resolution to Re-Bid Asbestos Abatement RFP 156 Fall Street**  
Jill Henry made a motion and Frank Sinicropi seconded. Motion approved 4-0.

Mr. McGrath explained that the Land Bank recently bid out for this project and all bids received were much higher than anticipated. It was realized that the terminology used in the bid was not the most accurate for the scope of this project. With an asbestos project, the term abatement means remove. When discussing lead, abatement refers to the process of lead risk reduction when occupants are within the space. Labella discovered this particular issue and determined that it is best to rebid for asbestos abatement only. Since this is a rehabilitation project and there are no current occupants, incidental removal of lead is acceptable.

**4. CEO/Presidents Update & Discussion Items:**

- **Real Estate Closing Attorneys**

Mr. McGrath discussed the potential of hiring more attorneys for the Land Bank. Mr. Morrell will remain as the attorney for the Land Bank and any additional attorneys will be used strictly for real estate closings. There are currently 5 properties ready to close that could generate revenue needed for the Land Bank to move forward on other projects. It is understood that real estate closings are too much work for one person and having additional help will aid the progress of the Land Bank. Mr. Sinicropi stated that

any additional attorneys would not be on a retainer and would only be paid for the work that they do. RFQ's will be released and the Land Bank will have the rates before a decision is made. These are likely to be submitted before the next meeting.

- **Update on Closings and Contracts**

Mr. McGrath stated that each of these properties represent significant revenue, significant future revenue, or significant properties getting back on the tax rolls.

- i. **16 Barker Street**

This was rehabbed with Habitat for Humanity. The family has moved in and a date is needed for closing.

- ii. **1537 County Road 132**

This property is located in Willard. It was torn down with grant money and a new build will occur with committed funds from the town of Romulus. Mr. McGrath also noted that the deed transfer is needed as soon as possible in order to start. The Land Bank will receive the revenue when the family moves in and makes their mortgage.

- iii. **408 Railroad Ave**

This property will be a side lot sale.

- iv. **3529 State Route 89**

This will also be a side lot sale. Mr. McGrath explained that this property and 408 Railroad Ave will be sold to neighbors for \$4,000 and \$2,000. The quick claim deeds need to be scheduled and transferred. No abstract necessary.

- v. **27 Tyler Avenue**

Mr. McGrath stated that the Land Bank is not directly involved in this closing but \$40,000 of Enterprise funds were used to help Habitat for Humanity finance this project during the pandemic. The \$40,000 will be counted towards the grant and it will be received after closing.

- **101 Virginia Street RFP Update**

According to Mr. McGrath, 4 or 5 individuals have looked at this property. The RFP's are due this Friday. If the Land Bank does not receive a response that it can move forward with, another direction may need to be taken. Mr. Sinicropi requested that Mr. McGrath send updates on any reviews that are completed. Mr. McGrath stated that he and Ms. Henry will determine if a special meeting will be necessary to move forward.

- **2021 Tax Foreclosure Acquisitions**

Mr. Sinicropi stated that the governor has further extended the deadline to August 31, 2021. There cannot be any sales on foreclosures until September 1. Mr. Sinicropi said there were still plans to do some sales on abandoned property and vacant land after going through the proper procedures.

- **Enterprise Grant Disbursement**

Mr. McGrath said he is expecting a large portion of the Enterprise grant funds to be received soon. This will total \$197,000 and will be used primarily for 156 Fall Street, administrative & salary costs, and phase I environmental assessment at 6 potential acquisition sites.

- **156 Fall and 1537 CR 139 Updates (If Not Covered Above)**

Mr. McGrath is working with Habitat for Humanity to acquire insurance and fully execute the contract. A building permit and local zoning permit will need to be acquired. The Land Bank also received approval from the Historic Preservation Commission (HPC).

**5. CFO Report:**

Michael Scaglione, CFO of the FLRLBC, discussed various accounts and their balances. He also noted that receiving revenue from real estate closings will be beneficial to the Land Bank and its finances.

Frank Sinicropi made a motion to accept this report and Jill Henry seconded. Motion approved 4-0.

**6. New Business:**

Mr. McGrath made an announcement about a May 26<sup>th</sup> webinar hosted by the NYS Land Bank Association on brownfields and 3-way agreements made between land banks, NYS DEC, and counties for limiting liability when foreclosing on properties. Mr. McGrath made a 2<sup>nd</sup> announcement about another webinar hosted by the Center for Creative Land Recycling held on June 16<sup>th</sup> through the 18<sup>th</sup>. The Center helped the Land Bank figured out a strategy for environmental testing at the bowling alley property. Mr. McGrath stated that he was invited to sit on a panel with LaBella for this webinar event.

**7. Consideration of Executive Session:**

Members entered into executive session.

**8. Adjourn:**

Mr. McGrath stated that another special meeting will need to be held to accept a proposal for the asbestos abatement at 156 Fall Street. This special meeting will be held on Thursday, June 3<sup>rd</sup> at 3 pm.

The meeting was adjourned at 3:40 pm.

Respectfully Submitted,

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