

Finger Lakes Regional Land Bank Corporation

November 22, 2021 at 3:00 pm

Heroes 9-11-01 Conference Room or

Conference Call via GoToMeeting.com

Directors Remotely Present: Don Northrup, Melissa Nesbit

Directors Present: Frank Sinicropi, Jill Henry

Directors Absent: Bob Hayssen, Cindy Lorenzetti, Kyle Barnhart

Staff: Joe McGrath; Amanda Forney

Other Attendees: Lisa Keshel, Director of Real Property Tax

1. Meeting called to order at 3:03 pm by Frank Sinicropi. A quorum was present.
2. A motion was made by Jill Henry and seconded by Melissa Nesbit to approve the minutes from the meeting of October 25, 2021. Motion approved 4-0.

3. Resolutions:

- **21-32: Resolution to Reimburse Habitat for October Activity at 156 Fall Street**
Frank Sinicropi made a motion and Don Northrup seconded. Motion approved 4-0.

This reimbursement will be the last for this property. The Land Bank committed \$125,000 Enterprise grant funds and \$8,000 of committed County CDBG funds for a total of \$133,000 on this project. The remaining funds have been expended on the cost of gutters. The home now has a new roof, brand new windows, new plumbing and electrical, interior drywall, repaired foundation, and new exterior siding. The entire budget was approximately \$216,000 - \$220,000. The Habitat family will make up the difference with their mortgage, which is how the rest of the project is being financed. This project will not produce revenue for the Land Bank, as all funds were tied up in construction due to its size and the amount of work required.

4. CEO/Presidents Update & Discussion Items

- **Board Membership for 2022 - 2023**
Board members need to be reappointed every 2 years by the County Board of Supervisors. 5 positions have been confirmed for 2022 – 2023 so far. One board position remains open and the Land Bank may potentially need to fill an additional seat. The Land Bank will submit board membership requests by December 17th, 2021 to the County Board of Supervisors. The Land Bank is open to any referrals of those interested in serving on the Board.
- **Tax Foreclosures and Acquisitions Update**
Mr. Sinicropi and Mr. McGrath have met with Mr. Ettman, County attorney, and he will be given a list of vacant and abandoned properties. Mr. Sinicropi has signed 2 affidavits which will be forwarded by Mr. Ettman to Mr. Porsch, County judge. Mr. Sinicropi is hoping for an approval by December 15th, 2021 due to the urgency of the Land Bank to acquire 6 properties.

Mr. McGrath recently had a regularly scheduled conference call with the Enterprise grant funders. The last deliverable needed to be brought to Enterprise is the demolitions of the 6 properties. The process to administer Enterprise grant funding is strict in the speed and timing in which things are to be done. Mr. McGrath was told that there is great potential for the remaining funds to be reprogrammed elsewhere if the properties are not acquired before the end of year 2021. During recent meetings with Mr. Ettman and Frank Sinicropi, requirements have been met and there will not be any foreclosures on properties where people are living.

- **Attorney RFP**

Mr. McGrath stated that an RFP was released for legal counsel to serve the Land Bank. In the previous 2 weeks, some interest was generated. RFPs were sent directly to firms in CNY, WNY, and the local communities. The RFPs are due on Wednesday, November 24th and Mr. McGrath is expecting a few responses. Mr. McGrath hopes to bring these to the Board in December or January and utilize legal counsel to help with closings and review other materials and matters of the Land Bank.

5. CFO Report

Frank Sinicropi made a motion and Jill Henry seconded. Motion approved 4-0.

Mr. McGrath presented the report. The biggest changes are the disbursements for the Habitat projects. A savings account will be closed that was opened to hold the town of Romulus CDBG funds. These funds were used on a project in Willard with the remaining funds existing in a Romulus checking account. An executive session may take place to discuss ideas on potential projects within Romulus.

6. New Business: Mr. McGrath stated that the LISC grant is anticipated to close by the end of the year. The Enterprise grant is also anticipated to close by end of March 2022.

Mr. McGrath is hopeful that a closing date will be set for 16 Barker. The closing revenue will help to begin monitoring at the bowling alley property in Waterloo. The attorneys are also moving to close the Fall Street and Willard projects.

7. Consideration of Executive Session: None

8. Adjourn: 3:22 pm. Motion made by Frank Sinicropi and seconded by Jill Henry.

Respectfully Submitted,

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