

Finger Lakes Regional Land Bank Corporation

October 25, 2021 at 3:00 pm

Heroes 9-11-01 Conference Room or

Conference Call via GoToMeeting.com

Directors Remotely Present: Jill Henry, Kyle Barnhart, Don Northrup, Cindy Lorenzetti

Directors Present: Frank Sinicropi

Directors Absent: Bob Hayssen, Melissa Nesbit

Staff: Joe McGrath; Amanda Forney; Celia Flynn

Other Attendees: Michael Scaglione, CFO of the FLRLBC; Mitchell Rowe, Seneca County Manager

1. Meeting called to order at 3:02 pm by Frank Sinicropi. A quorum was present.
2. A motion was made by Frank Sinicropi and seconded by Don Northrup to approve the minutes from the September 27, 2021 meeting. Motion approved 5-0.

3. Resolutions:

- **21-30: Resolution to Reimburse Habitat for September Activity at 1537 County Road 132**

Jill Henry made a motion and Cindy Lorenzetti seconded. Motion approved 5-0.

The costs associated for this reimbursement request were for the completion of the excavation and foundation. Due to the design of the home, the foundation was a significant part of the construction. The foundation slab is highly designed to encompass all water and sewer connections and baseboard heating. It is anticipated that the walls and roof will be installed soon.

- **21-31: Resolution Adopting 2022 Annual Budget**

Don Northrup made a motion and Frank Sinicropi seconded. Motion approved 5-0.

Mr. McGrath stated that there are not any grant funding opportunities for 2022 currently. The Land Bank will use revenue from property closings to keep the Land Bank moving forward. Grant funding is being tracked and if it becomes available, the Land Bank will apply. The adopted budget for 2022 reflects the lack of grant funding and operating costs to "keep the lights on" with anticipation that funding will become available at a later date.

4. CEO/Presidents Update & Discussion Items

- **Property Sales and Closings Update**

New legal representation has been found. Mr. Joe Lucchesi of Seneca Falls is moving to close 16 Barker. Heaton & Venuti of Geneva will move to close 156 Fall Street and 1537 County Road 132. An RFP is also being prepared for general counsel for the Land Bank. The RFP will be released in coming days as the Land Bank has a need for a general day-to-day lawyer. Mr. McGrath hopes to bring in a firm with a larger staff that is experienced with public authorities. Land Bank Directors will receive the RFP before posting.

- **Tax Foreclosures and Acquisitions Update**

Mr. Sinicropi stated that October is typically the month when foreclosures occur. With NYS legislation, the date has again been pushed back further to January 2022. Mr. Sinicropi stated that the county attorney, Mr. Ettman, is in contact with other attorneys to determine if the NYS legislation affects anticipated foreclosures that the Land Bank would acquire. Confirmation is required before proceeding.

5. CFO Report

Frank Sinicropi made a motion and Cindy Lorenzetti seconded. Motion approved 5-0.

Michael Scaglione presented the report. The report reflects expenses for projects completed in September 2021.

6. New Business: None

7. Consideration of Executive Session: None

8. Adjourn: 3:20 pm. Motion made by Frank Sinicropi and seconded by Kyle Barnhart.

Respectfully Submitted,

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