

# Resolution 22-27

## Finger Lakes Regional Land Bank Corporation Board of Directors

### RESOLUTION AUTHORIZING THE SALE OF 101 VIRGINIA STREET, VILLAGE OF WATERLOO

Moved by *Jill Henry, Ernie Brownell*

**WHEREAS**, The New York Not-for-Profit Corporation Law §1609(d) authorizes the Finger Lakes Regional Land Bank Corporation (the "Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

**WHEREAS**, pursuant to New York Not-for-Profit Corporation Law §1605(i)(5), requires that a sale of real property be approved by a majority vote of the Board of Directors (the "Board"); and

**WHEREAS**, The Board resolved at the June 28, 2022 quarterly meeting via Resolution 22-20 to list the Land Bank's property at 101 Virginia St. for sale with a realtor and that resolution provides relevant background information regarding the property and the reasons for listing it for sale; and

**WHEREAS**, interested buyers, David Waganhauser and Laura Fisher of Longwood, FL made an offer to purchase the property by filling out the Property Purchase Application and agreeing to all of the terms set forth therein; and

**WHEREAS**, Mr. Wagenhauser and Ms. Fisher have offered \$3,000 to purchase the property; and

**WHEREAS**, Mr. Wagenhauser and Ms. Fisher's application indicates that they have requisite experience, knowledge, and finances to rehabilitate the house and that their intention is to live in the house when they finish the project; and

**WHEREAS**, this was the only offer received to purchase the property; and

**WHEREAS**, Land Bank Staff have determined Mr. Wagenhauser and Ms. Fisher are qualified buyers in accordance with the Disposition Policy; and

**WHEREAS**, it is the Land Bank's mission to bring properties like 101 Virginia Street back to productive use and back onto the tax rolls; and

**WHEREAS**, the buyer's plans are consistent with the mission, purpose, and governing statute of the Land Bank, the Property Disposition Policy permits the Land Bank to sell the property to the buyers;

**NOW THEREFORE IT BE RESOLVED**, by the Finger Lakes Regional Land Bank Corporation that:

1. The Members of the Board of Directors hereby authorize the Land Bank to sell 101 Virginia St. Waterloo NY 13165 to David Wagenhauser and Laura Fisher and authorize the CEO/President to enter into a Contract to Purchase with the Buyers. The Contract to Purchase will be agreeable in form and content to the CEO/President of the Land Bank and Land Bank counsel.
2. The Chairman, Vice Chairman, and/or the CEO/President of the Land Bank are each hereby authorized and directed to execute all the documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution, including a pre-possession agreement with the Buyers, and perform such acts as may be necessary or convenient to implement the provisions of this resolution.
3. The CEO/President of the Land Bank is hereby authorized and directed to execute and deliver all such certificates, instruments, and documents, to pay all such fees, charges, and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee, or agent acting, desirable and proper to the effect the purposes of the foregoing resolution.

I, Amanda Forney, Secretary of the Finger Lakes Regional Land Bank Corporation, a corporation organized and existing under the laws of the State of New York (the "Corporation"), do hereby certify that the above is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Corporation duly held and convened on October 25, 2022, at which meeting a duly constituted quorum of the Board of Directors was present and acting throughout, and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect.

IN WITNESS THEREOF, the undersigned has affixed their signature this 25 day of October 2022. The Corporation has no corporate seal.



Amanda Forney, Secretary

# Resolution 22-27

## Finger Lakes Regional Land Bank Corporation Board of Directors

RESOLUTION AUTHORIZING THE SALE OF 101 VIRGINIA STREET,  
VILLAGE OF WATERLOO

	Yes	Nay	Abstain	Absent
Kyle Barnhart	[ ]	[ ]	[ ]	[ X ]
Ernie Brownell	[ X ]	[ ]	[ ]	[ ]
Jill Henry	[ X ]	[ ]	[ ]	[ ]
Les Marquart	[ ]	[ ]	[ ]	[ X ]
Don Northrup	[ X ]	[ ]	[ ]	[ ]
Frank Sinicropi	[ X ]	[ ]	[ ]	[ ]
David Wood	[ X ]	[ ]	[ ]	[ ]



## **Finger Lakes Regional Land Bank Corp.**

1 DiPronio Drive  
Waterloo, NY 13165  
(315) 539-1667

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### **Property Purchase Application**

Thank you for your interest in purchasing a property from Finger Lakes Regional Land Bank Corporation (FLRLBC). The FLRLBC seeks to dispose of available properties to qualified and responsible buyers that can demonstrate a financially viable plan for redevelopment. The FLRLBC is committed to improving communities throughout Seneca County by stabilizing neighborhoods and returning vacant and abandoned properties back to beneficial use.

#### **THIS APPLICATION IS A BONA FIDE OFFER TO PURCHASE PROPERTY FROM THE FINGER LAKES REGIONAL LAND BANK CORPORATION**

Please complete all sections of this application and submit all required documentation. Applicants must include their physical address in order for deeds to be recorded. Preference will be given to residents of Seneca County or a contiguous county, unless otherwise approved by the FLRLBC Board of Directors.

#### **MINIMUM REQUIREMENTS OF APPLICANTS FOR CONSIDERATION**

- **MUST NOT OWE BACK TAXES TO SENECA COUNTY**
- **MUST NOT HAVE A HISTORY OF TAX FORECLOSURE IN SENECA COUNTY**
- **MUST NOT HAVE OUTSTANDING CODE VIOLATIONS**
- **MUST NOT HAVE A HISTORY OF REPEATED CODE VIOLATIONS**

#### **ALL PROPERTIES ARE SOLD IN "AS IS" CONDITION WITH NO WARRANTIES MADE REGARDING PROPERTY CONDITION**

The applicant understands and acknowledges that there are certain additional closing costs associated with the purchase of a FLRLBC property that may include, but not be limited to:

- Attorney Fees
- Deed and Document Preparation
- Record Fees
- Past Due Water/Sewer Bills
- Inspection reports or testing as requested by the buyer and approved by the FLRLBC
- Title Searches
- Abstracts
- Surveys
- Title Insurance



## **Finger Lakes Regional Land Bank Corp.**

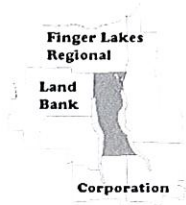
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The FLRLBC will provide all known costs to the applicant prior to closing.

**ALL APPLICANTS AND CO-APPLICANTS MUST SIGN THIS APPLICATION BEFORE SUBMITTING**

*Have questions or need assistance completing this application? Call us at (315) 539-1667*



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## 1. Application Information

Name:	David Wagenhuaser, Laura Fisher
Address*:	400 Golf Brook Cir. #208 Longwood, fl 32779
Phone:	585.613.5109
Email:	djwagenhauser@gmail.com

\* Primary residence must be within Seneca County, New York. Exceptions may be considered on a case by case basis at the sole discretion of the FLRLBC. P.O. Boxes will not be accepted.

## 2. Type of Entity

- Individual Person
- Corporation Incorporated in what state: \_\_\_\_\_ Date Incorporated: \_\_\_\_\_
- Partnership
  - Indicate type of partnership: \_\_\_\_\_
  - Number of general partners: \_\_\_\_\_ Number of limited partners: \_\_\_\_\_
- Not-for-Profit Incorporated in what state: \_\_\_\_\_ Date incorporated: \_\_\_\_\_
- Limited Liability Company
  - Formed in what state: \_\_\_\_\_ Date Formed: \_\_\_\_\_
  - Authorized to do business in New York State? \_\_\_ Yes \_\_\_ No
- Sole Proprietorship
  - Name of Sole Proprietor \_\_\_\_\_

## 3. Assistance Program Eligibility

Certain financial and education programs may be available to applicants to help purchase and/or improve property. Select the applicable statements below to help us determine which programs may be available to assist you. Supporting documentation may be required.

- Not Applicable
- I am a First-Time Homebuyer (have not owned primary residence during the past three years)
- I am a Veteran



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My income is less than 100% of the Area Median Income (AMI)

### 4. Property Ownership History

the FLRLBC will not consider incomplete applications. Please check YES or NO for each of the statements below. If you answer YES to any of these questions, please attach an explanation. Please provide complete, accurate, and current information. Please be advised information provided will be independently verified.

Are you Tax Delinquent or Mortgage Delinquent?	___ Yes ___ <input checked="" type="checkbox"/> No
Do you have any outstanding code violations?	___ Yes ___ <input checked="" type="checkbox"/> No
Do you own any other properties in Seneca County? (attach a list with address, property type and year acquired)	___ Yes ___ <input checked="" type="checkbox"/> No
Do you have a personal or professional relationship with the Finger Lakes Regional Land Bank Corporation or any of its directors or employees?	___ Yes ___ <input checked="" type="checkbox"/> No
Do you currently owe anyone or any government agency money as a result of a court case?	___ Yes ___ <input checked="" type="checkbox"/> No
Have you filed for bankruptcy within the past 7 years?	___ Yes ___ <input checked="" type="checkbox"/> No
Do you have any outstanding loans in your name resulting in foreclosure, legal judgement, or transfer of title to avoid foreclosure?	___ Yes ___ <input checked="" type="checkbox"/> No
Have you owned property foreclosed upon for tax-delinquency?	___ Yes ___ <input checked="" type="checkbox"/> No
Have you or a family member previously owned the property for which you are applying?	___ Yes ___ <input checked="" type="checkbox"/> No
Have you been prohibited from participating in the Seneca County auction or other tax foreclosed auctions?	___ Yes ___ <input checked="" type="checkbox"/> No



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## 5. PROPERTY INFORMATION

List the address(es) of the property(ies) you are interested in purchasing and the intended use. Careful consideration should be given to the number of properties listed. FLRLBC will only consider the sale of multiple properties under certain circumstances.

Property Address	Type (Building or Lot)	Intended Use	# of Units	Listing Price	Purchase Offer
n/a					

Please attach additional pages and materials as needed

## 6. REDEVELOPMENT/MANAGEMENT PLAN

Tell us about your vision for the property. The more detail you can provide, the better. Please complete all sections that apply.

<b>COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING</b>	
<b>Redevelopment Plan</b>	<b>Management Plan</b>
<input checked="" type="checkbox"/> Renovate <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Occupy/Operate As-Is <input type="checkbox"/> Demolish/Deconstruct <input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Occupy as owner occupant (use as primary residence) <input type="checkbox"/> Occupy this property as a rental <input type="checkbox"/> Redevelop and re-sell ("flip") <input type="checkbox"/> Other _____
<p><b>Please note that all subsequent buyers of resale properties must be approved by the Land Bank</b></p>	





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<b>COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT</b>
<b>Redevelopment Plan</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Property Improvements (ex. Fencing, Landscaping, Garden/Green Space) <input type="checkbox"/> Agricultural Use <input type="checkbox"/> Other (Explain) _____
<b>Please note that all subsequent buyers of resale properties must be approved by the Land Bank</b>

<b>COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT</b>
<i>Please refer to our Side-Lot Policy on our website to ensure the property you are interested in purchasing qualifies for this program</i>
<b>Redevelopment Plan</b> <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Driveway <input type="checkbox"/> Deck/Patio <input type="checkbox"/> Garage <input type="checkbox"/> Agriculture <input type="checkbox"/> Garden <input type="checkbox"/> Other (Explain) _____

<b>DOES THE PROPOSAL COMPLY WITH CURRENT ZONING?</b>	<u>  x  </u> Yes <u>  </u> No
Note: Buyers are responsible for verifying redevelopment plan is compliant with local zoning. Contact the local municipality to find out more information.	



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### 7. Redevelopment Plan:

In order for us to process your application staff must be able to understand and communicate your proposal to a variety of boards, municipal departments, and community organizations for review and approval. To assist with this, and in support of your application please provide an attachment with the following information in appropriate detail (and any additional information that will be useful)

Please include all of the following items in the attachment:

- Qualifications/Training that you or those that may be helping have to complete the project
- Estimated timeline for completion
- Schematics/sketches/plans/drawings if new construction, rehabilitation, garden, vacant lot, etc.
- Reason for interest in the property (i.e. type of structure, neighborhood/location, price, personal connection)
- If redevelopment plan is to re-sell or flip the property, please provide the name and contact information for the realtor.
- Other

### 8. Management Plan (If Applicable)

If you plan to manage the property as a rental FLRLBC must be able to understand your capacity to manage and maintain the property either as an established landlord or as a new one. Please help us to do this by including the following information in an attachment with your application (and any additional information that you believe will help us)

Please include ALL of the following items:

- Monthly income and expense budget for the property (please complete Management Income Expense Budget)
- Standard Lease Agreement
- Anticipated Market Served



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- Contract with established locally based property management company (if primary residence is outside of Seneca County)
  - Letter(s) of Support (Optional) (community leaders, neighboring residents, community organizations)

If you plan to manage as a landlord, you must be located in Seneca County or an adjacent county or you must have a local property manager secured. Please provide their name and phone number below

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

### 9. Financial Ability to Rehabilitate and Maintain Property

All purchases of FLRLBC properties must demonstrate an adequate understanding of the amount of rehabilitation and ongoing maintenance needed as well as the associated costs. All applicants are required to provide sufficient documentation demonstrating financial capacity to realize their proposal.

Please include one or more of the following

- W-2
- Three (3) recent pay stubs
- Most recent tax returns
- Bank Statement

Please Include one or more of the following (if applicable)

- Loan Pre-Qualification Letter
- Letter of Credit
- Grant Award/Funding Commitment Letter



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### 10. Required Supplemental Checklist

#### Supplemental Checklist

The following documents must be submitted to the Finger Lakes Regional Land Bank Corp. with your application to be considered.

- Copy of Photo ID
- List of all properties owned in Seneca County, if applicable
- Project Budget Form
- Redevelopment Plan
- Management Plan (Rentals)
- Proof of financial ability to maintain property
- List of all members, partners, and shareholders
- Articles of Incorporation or Articles of Organization, if applicable

### 11. PURCHASER CERTIFICATION:

I HEREBY CERTIFY THAT:

1. I understand that back taxes, outstanding code violations, or unresolved foreclosures would mean that my application or purchase cannot proceed until such time as those issues are resolved.
2. All information provided in the application is complete, accurate, and current.
3. I will maintain the property in accordance with all land use, zoning and property maintenance laws and ordinances
4. I will pay all costs and fees associated with the property, the closing of this transaction and any future related transactional costs, including any and all delinquent taxes and outstanding water assessments, if applicable.
5. I understand the aforementioned fees, taxes, and other costs of closing are good faith estimates and are subject to change at closing.
6. I agree that the Finger Lakes Regional Land Bank Corporation may decline my offer to acquire this property for any reason. All sales are subject to approval by the Finger Lakes Regional Land Bank Corporation's Board of Directors.
7. I agree that if my offer is accepted and I have been provided with a Contract for Sale, I will have three business days to execute the contract. If I do not execute the contract within three business days, the Land Bank reserves the right to cancel the



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transaction and sell the property to another approved buyer (in the event there is one) Buyer will have an additional three days from the signing of the sales contract to review with an attorney and to seek attorney approval. If I do not notify the Land Bank that I do not have an attorney, or that my attorney does not approve the contract within that three business days, I waive that contract contingency and the contract will be deemed approved.

8. I understand that all Land Bank properties are sold in “as-is” condition and no warranties are made regarding property condition. The applicant assumes all responsibility to investigate, and if necessary repair the physical condition of the properties or of any structures or improvements located on any of the properties.

### **Additional Terms and Conditions:**

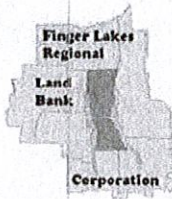
I understand that the Finger Lakes Regional Land Bank Corporation as required by law and/or contract may transfer the property with certain deed restrictions or requirements if applicable. This may include, but is not limited to:

1. Restriction where the property shall serve residents with incomes of 100% AMI in Seneca County or less (as defined by HUD) for a period of 5 years. Generally this would occur when certain types of funding (e.g. grant funds) are invested in a property to facilitate the return of the property back into active use.

*Example: An investor or owner occupant purchases a property that has received stabilization funds from the Land Bank and plans to complete the rehab for rentals or use a portion of the building for rentals. The rentals may be required to serve occupants with income levels of 100% or below of the Seneca County Area Median Income (AMI) which, as of FY 2017 HUD Definition is \$64,500.*

2. Restriction requiring the buyer to get written consent from the Land Bank for a sale or transfer during a term of 5 years from the date of closing.

*Example: A developer that intends to purchase, rehabilitate, and resell a property would be required to have the prospective buyer submit an application to the Land Bank for approval so that the Land Bank can ensure that they meet the application criteria for being a responsible property owner.*



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3. Enforcement mortgage requiring the buyer to comply with certain project timelines, generally as presented by the applicant in their application or as defined by the Board of Directors.

*Example: An applicant states that they plan to have at least a portion of the building up and running within 12 months. The plan and timeline will be included in the closing documents. This ensures that the properties are not purchased for speculative purposes and that properties will be returned to an active use in a timely manner.*

4. Requirement that certain properties be merged with property already owned by the applicant or multiple Land Bank properties are required to be merged.

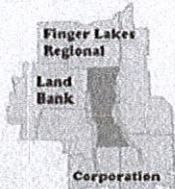
*Example: An approved applicant who purchases a side lot under the Land Bank's Side-Lot Policy would be required to merge that lot with the property that they already own. Merging lots helps retain the lot as a side-lot in the future, can bring non-conforming lots into conformance and consolidates tax and water bills for the owner.*

5. Requirement for reporting if the application included some activity or program that was part of the rationale for approval.

*Example: An applicant that is proposing to provide job training for local residents as part of their project. The board may request a report or series of reports regarding outcomes of that training program.*

**BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS OF THIS ENTIRE APPLICATION, INCLUDING THE ADDITIONAL TERMS DISCLOSED IN THE ABOVE SECTION. YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH IN THIS APPLICATION ARE COMPLETE AND TRUE.**

Applicant(s) (Print)	Signature	Date
David Wagenhauser		10/08/22
Laura Fisher		10/08/22



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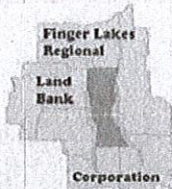
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### Required Attachment: Credit Check Authorization

I/we hereby authorize the release of my/our credit information to the Finger Lakes Regional Land Bank Corporation for purposes of obtaining properties from the land bank.

Applicant Name 1:	David Wagenhauser
Signature:	
Date:	10/08/22
Address:	400 Golf Brook Cir. #208 Longwood, FL 32779
Social Security Number:	
Date of Birth:	02/08/1959

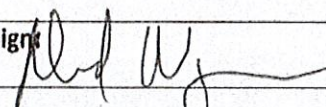
Applicant Name 2:	Laura Fisher
Signature:	
Date:	10-8-22
Address:	400 Golf Brook Cir #208 Longwood, FL 32779
Social Security Number:	
Date of Birth:	06/14/1961



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## Required Attachment: Project Budget Form

Project Budget Form				
Proposed Project Costs		Source of Funds		
Purchase Offer	\$	Bank Name	Account #	Balance
Construction/Renovation Costs (materials and labor costs of work)		Chase	see statement	\$ ~40k phase 1
Plumbing	\$ 2,000			\$
Electrical	\$ 1,000			\$
Heating/Cooling	\$ 6-8K			\$
Roofing	\$ Unknown			\$
Windows	\$ 200.			\$
Exterior	\$ 8k	Financing (If Applicable)		
Interior	\$ 20k	Financial Institution		
Landscaping	\$ 1,000	Amount of Loan	\$	
Other	\$	Terms of Loan	Interest Rate:	Years:
<b>Total Costs</b>	\$ 40-60k+/-	Loan Type (FHA Rehabilitation 203k, FNMA Homestyle Renovation, SONYMA, Etc.)		
<b>Closing Costs</b>				
Buyer's Attorney Fees	\$ Amount Varies			
Deed and Document Prep.	\$ 400-600 est.	Expected Timeline for Project Completion (Months): 12-36		
Recording Fees	\$ 350 est.			
Property Water Bill Balance	\$ Amount Varies Unknown			
<b>Total Closing Costs</b>	\$ 1500	Please Sign: 		
<b>Total Project Costs</b>	\$ 40-60k	Name: David Wagenhauser	Date: 10/08/22	

Materials and needed subs

Budget/Plan

Updated in attached Document



**Wagenhauser Plan for 101 Virginia St. Waterloo, NY Project**

<u>Task/Job</u>	<u>Expected Start Date</u>	<u>Expected Time to Completion</u>	<u>Estimated Completion Date</u>	<u>Party Completing</u>
Mitigate water intrusion at roof/flashing	Soon after Close	< 3 wks	~ Winter 2022 temp.	dw
Brace front porch	Soon after Close	< one week	~ Fall 2022	dw
Repoint NW Corner	Soon after Close	< one week	~ Fall 2022	dw
Install furnace/ductwork	Soon after Close	2 months, at installers schedule	~ Fall 2022	HVAC Contractor
<b>Mansard Roof Section of House:</b>				
Create working bathroom	~ One mo. after close	2-6 mo. with other int. jobs	~ Winter/Spring 2023	dw, plumber as needed
Create working kitchen	~ 1-2 mo. after close	~ 6 months	~ Winter/Spring 2023	dw, plumber as needed
Walls/ceilings, plaster repair, mold erad., etc	1-6 mo. after close	~ 8 months	~ Spring/Summer 2023	dw
<b>Non-Mansard Roof Section of House:</b>				
Create working bathroom	~ Summer 2023	2-6 mo. with other int. jobs	~ Fall 2024	dw, plumber as needed
Walls/ceilings, plaster repair, mold erad., etc	~ Fall 2024	~ 1-3 years	~ Fall 2026	dw
<b>Exterior Considerations:</b>				
Repointing brick, porch repair, NW addition	~ Spring 2023	5 years	~ Fall 2027	
Permanent Roof Repairs	Soon after close	18 Months	Jun-24	dw, roofer as needed
Landscaping	~ Spring 2023	~ 6 months	Continuing	Laura Fisher, Dana Wagenhauser
Driveway repair, potential deck/ pergula	~ Summer 2025	~ 2 months	~ Summer 2026	dw
<b>Completion/Certificate of Occupancy</b>			1-Jan-28	

These are rough estimates for completion and based on a projected November closing date. Overall project is expected to take +/-5 years. This tentative schedule is subject to many factors including weather, resource allocations, further review of condition of home, etc. Times may also vary as many of the jobs will be worked on concurrently.

Board of Directors  
Finger Lakes Regional Land Bank Corporation  
Seneca County, NY

Dear Board Members,

I don't think I have to tell you the restoration/rehabilitation of 101 Virginia St. would be a large project. We (my wife and I) see this house as a SF dwelling, with perhaps an in-law arrangement. While this is not settled, we have no plans to use it as a MF dwelling. Our Plan would necessitate getting the main part of the house habitable asap, then moving in to complete the project (and save resources). While there would be overlap with many of the items cited below - and the extent of work will not be known until work has actually begun - below is a brief, initial, early plan and order of operation, with "completion" expected within 5 years:

1. Stop water intrusion ASAP at roof, flashing, etc. With winter approaching, most of these efforts would be of a temporary nature.
2. Brace front porch, repoint brick where there is an immanent need, i.e., NW corner.
3. Install new furnace(s) and necessary ductwork.
4. Create working bathroom/commode, shower/plumbing/electrical as needed.
5. Working kitchen (plumbing, electrical, lighting, etc.).
6. Walls, ceilings (plaster repair) in main house including paint, mold eradication, etc.
7. Non-emergency exterior renovations.

A more detailed tentative plan is attached, with projected tentative completion dates. I would be doing the majority of the work (with my son), with the exception of the furnace installation, portions of the roofing and some other projects as time and resources permit. The house would not be "gutted." I am adept at plaster repair and as an "old school" adherent I believe in keeping it in most cases -except where it is beyond repair or access is needed for plumbing, HVAC and/or electrical upgrades/replacement. Again, I expect the work to take up to 5 years, depending on a number of factors.

Financial resources for phase one (to make the home habitable, etc.) will come from existing capital (savings, etc.) and established cc credit lines. Should additional resources be needed, Home Equity funds (HELOC), potential reverse mortgage arrangements or personal family loans will be pursued.

Me

I am soon to be semi-retired and may continue consulting work while I collect both NYS and Federal retirement income. My wife still works, my 22 year old daughter also works (and lives with us) and my son goes to school at Syracuse. I grew up in Spencerport/Brockport (West of Rochester). I went to school at SUNY Brockport and Syracuse. During my college years I worked on houses - mainly in the summer. I have restored two houses while we lived in them. The link below will show some pictures of these houses (both located in Brockport). I did all the work on these houses except for the furnace installation and some of the plumbing. While not as involved as the Waterloo house, the most recent home (the brick Italianate) was a college house that was in rough shape. It took me the seven years we lived there to finish it - if you ever really finish. While in Brockport, I served on the Zoning Board, Historic Preservation Board and also served as a Trustee. As you can imagine, I love old houses and truly appreciate the craftsmanship that go into them and the history behind them.

The house on Virginia Street is an important historical building and not one that should continue to fall into disrepair or even be demolished. While much of its historic pieces have been stolen or damaged, much still remains. Architectural salvage-yard pieces, together with some creative finish carpentry could breathe new life into this once proud home.

If you accept this offer, we would look forward to the day when we could cut down the 12 feet of growth that hide this landmark and share it's rebirth with the community.

Best,  
David Wagenhauser  
Laura Fisher

A few pictures from Brockport, NY house project 2:

<https://docs.google.com/document/d/1KndqLXekWDk88-jV1hrr7LGvNQig4HImuHEu-bqqLD0/edit?usp=sharing>

A few pictures from first Brockport, NY house project 1:

[https://docs.google.com/document/d/1VTOW1xlJdscz18d\\_6NijXEnh6c63fvesgSAJNXjbdI/edit?usp=sharing](https://docs.google.com/document/d/1VTOW1xlJdscz18d_6NijXEnh6c63fvesgSAJNXjbdI/edit?usp=sharing)

