

Finger Lakes Regional Land Bank Corporation

September 24th, 2019

Planning Dept. Conference Room, 1st Floor
County Office Building
1 DiPronio Drive
Waterloo, NY 13165

Directors Present: Jill Henry, Melissa Nesbit, Frank Sinicropi, Cindy Lorenzetti, Greg Lazzaro

Directors Absent: Bob Hayssen

Staff: Joe McGrath, Bill Bordeau

Other Attendees: Mitch Rowe, Lisa Keshel

1. The meeting was called to order by Jill Henry at 4:01 p.m. A quorum was present.
2. The August 27th, 2019 meeting minutes were approved by motion of Frank Sinicropi and seconded by Jill Henry. Carried 5 – 0.
3. **Resolutions:**

Resolution 19-34 Resolution to Accept Bid and Award 2019 Demolition Contracts - Moved by Lazzaro, Seconded by Lorenzetti – Mr. McGrath explained that the bids for demolition of 1537 County Road 132, Willard and 2146 W. Seneca Street, Ovid were advertised and the Land Bank collected four responses. The lowest bid was from Bronze Contracting of Remsen, NY for \$54,900. Mrs. Lorenzetti asked what the other bids were and if there were any local bids. Mr. McGrath explained that there were no local bids and the highest bid was from Rock Environmental from Rochester for \$112,428, D&S Excavating of Frankfort, NY bid \$80,000, and LCP Group of Vestal, NY bid \$72,000. Mr. Lazzaro asked why the disparity in the bids and if that will result in the project having numerous change orders. Mr. McGrath explained that he was there was such a large gap in the bid numbers. Mr. McGrath explained that Phase I environmental surveys were completed prior to the bid announcement and they were distributed as part of the bid package. These assessments outlined some environmental issues such as the existence of fuel oil tanks in the basements of both buildings. Mr. McGrath had also been in contact with the Capital Region Land Bank which had worked with Bronze Contracting in the past and they had good experiences. Mrs. Lorenzetti stated that she just searched the company online and found they have been in business for 14 years. Mr. McGrath also explained that within the bid documents, it was required that the bids include the projects to be completed either simultaneously or consecutively and that may have been a factor in the disparity. Mr. McGrath also explained that the bid documents also included a provision for the applicant to estimate the number of asbestos air monitoring days and required the contractor to reimburse the Land Bank for any work overages over those estimates. Mr. McGrath also stated that

these residential demolitions are simpler than some of the commercial demolitions the Land Bank has undertaken in the past. Motion was passed 5-0.

Resolution 19-35 Resolution Accepting CDBG Loan to FLRLBC for Demolition and Debris Removal Activities at Four (4) Varick Properties – Moved by Lazzaro, Seconded by Lorenzetti – Mr. McGrath explained that this resolution is a piece of housekeeping for the acceptance of the CDBG loan granted to the Land Bank by the Board of Supervisors to help bring the cluster of Varick properties back to beneficial use. This resolution will allow the Land Bank to open a bank account and deposit the funds into it. Currently, the four properties are being abstracted which is a required step before the properties can be listed for sale with a condition of demolition upon purchase.

Resolution 19-36 Resolution Authorizing The Acceptance of a Purchase Offer for 5172 State Route 414, Varick – moved by Lazzaro, seconded by Lorenzetti – Mr. McGrath explained that the Land Bank received a purchase offer for 5172 State Route 414, Varick through the Land Bank’s real-estate agent. The purchase offer is from Katelynn Winkleblack who owns a property nearby. Mrs. Lorenzetti asked what the intended use of the property was. Mr. McGrath stated that she submitted a preliminary site plan showing cabins. Mrs. Lorenzetti asked if these cabins would be used as short term rentals. Mr. McGrath responded that he believed they would be. Mrs. Lorenzetti then asked if that was a permitted use in the Town of Varick because the Town of Fayette would have issues with this. Mr. McGrath explained that it would be possible under zoning but the purchaser has not approached the Town of Varick Code Officer or Planning Board to his knowledge. Mr. Bordeau also stated that the applicant included a prequalification letter for an unsecured loan cover the costs of development and believes that the bank vetted the project. Motion passed 5-0.

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

- a. Varick Properties Update – Mr. McGrath explained that the resolution above represents the latest updates for this project.
- b. 101 Virginia Street Update – Mr. McGrath explained that the clean out removed 7.5 tons of garbage from inside and outside the structure. With the home actually cleaned out, more roof leaks were discovered that were previously unknown. Mr. McGrath went on to discuss the problem with LISC, the funder of initial Land Bank grant who are continuing to fund this project if the funding could be used for roof repairs rather than asbestos and lead surveys. LISC indicated that stabilization of the property prior to winter was an eligible use. Mr. McGrath then was able to work with the Sherriff’s Department to take photos of the roof by drone and enlisted Jason McCormick PE to devise a scope of work that can be quoted within the funding constraints of the LISC grant. Mr. McGrath hopes to have this work completed or underway by the next meeting. Mr. McGrath also stated that the Village of Waterloo Code Officer is growing increasingly concerned about the state of the yard. Mr. McGrath explained he is working with have the issue taken care of utilizing quotes he received for Lawn Maintenance at the beginning of the year. Lastly, Mr. McGrath also updated the board of the Rehabilitation Feasibility Study being worked on by InSite Architecture. The report is nearing completion but the preliminary recommendations are that a zoning variance be pursued to allow the house to be converted into four units over the existing two; that historic tax credits be pursued either through individual listing or through a district; and that the assessment be lowered to reflect the current condition of

the structure. Mr. McGrath explained that he will be pursuing these tasks in preparation for advertising the project as a Request for Proposal for Purchase and Development to find an eventual private sector developer to take over the project.

- c. 16 Barker Street Update – Mr. McGrath stated that the abstract issue concerning the estate which the county foreclosed upon to take possession of the property is ongoing. The County Attorney is currently working with Crossroads Abstract to resolve the issue.
- d. 156 Fall Street Update – Mr. McGrath explained to the board that the Phase I Environmental Site Assessment has been completed on the property. The Phase I identified environmental risks on adjacent properties including past uses as gas stations and other historical automotive repair uses. A Phase II is scheduled for early October to identify if environmental contaminants are present on site. If the property passes the Phase II, the Land Bank can continue in its plans for rehabilitation of the property utilizing Enterprise Community Partner Inc. funds. If the property fails the Phase II, it will need to be demolished.
- e. 2146 W. Seneca Street – Mr. McGrath explained that he reached out to STEPS to discuss a potential community reuse opportunity with this property. The parcel is located directly adjacent to the block building which burned in 2013 and is now a vacant lot. The conversation is in a very early phase but the initial idea is to convert the soon to be vacant lot to some type of community garden. This will allow the Land Bank to make a long development decision while engaging with stakeholders in South County.

5. CFO Report:

Mr. Bordeau reviewed the financial statements with the board.

6. New Business:

- a. Treasurer Sinicropi asked Mr. McGrath to recap the site visit conducted by Enterprise Community Partners. Mr. McGrath explained that the program officer for Enterprise Community Partners Inc. which administers the \$650,000 grant for the 2019-2020 projects visited the County and saw almost all of our active projects. As a result of that visit, the issue of reprogramming some of that grant to pay for outside legal services was discussed. The program officer did say that it was a possibility but the application would need to be amended and a process followed. Mr. McGrath stated that it is becoming increasingly necessary for the Land Bank to have outside legal services to help propel the more complicated projects forward.
- b. Mr. McGrath brought up the issue of membership on the Land Bank Board of Directors. Everyone's term is up at the end of the year and will need to be reappointed in 2020 if they wish to continue. Mr. McGrath asked the board to consider if they'd like to continue for another two year term and be ready for that discussion at the October Land Bank meeting. Mr. McGrath also explained that the Land Bank does not appoint members to itself, that the Chairman of the Board of Supervisors nominates potential Board Members and they are

confirmed by the Board of Supervisors. Mr. McGrath intends to recommend a slate of board members to the BOS at the November committee meeting for hopeful full board approval in December.

- 7. Adjournment:** A motion was made by Lorenzetti to adjourn at 4:55 p.m. and seconded by Sinicropi. Carried 4 – 0.

Respectfully Submitted,

Joe McGrath
CEO/President