

Finger Lakes Regional Land Bank Corporation

June 27, 2023 at 4:00 PM

Heroes 9-11-01 Conference Room

Directors Present: Ernie Brownell, Jill Henry, Don Northrup, Frank Sinicropi, David Wood

Directors Absent: Kyle Barnhart, Les Marquart

Staff: Joe McGrath, Amanda Forney

Other Attendees: Esther Dickinson, Attorney at Heaton & Venuti; Michael Scaglione, CFO of the FLRLBC

1. The meeting was called to order at 4:01 PM by Frank Sinicropi, chairperson. A quorum was present.
2. A motion was made by Ernie Brownell and seconded by Don Northrup to approve the minutes from the regular meeting on May 23, 2023. Motion approved 4-0. Jill Henry not yet present.

3. Resolutions:

- **23-23: Authorize Increase of Line of Credit**
Don Northrup made a motion and Ernie Brownell seconded. Motion approved 5-0.

The Land Bank currently has an unused line of credit through Generations Bank for a limit of \$70,000. By increasing the limit to \$150,000, eligible expenses under HCR Phase 2 grant funding can be used as an advance. Eligible expenses include demolition, rehabilitation, capital costs, etc. The HCR Phase 2 grant reimbursement would then be used to clear the line of credit.

4. CEO/Presidents Update & Discussion Items

- **FLRLBC Strategic Planning Update**
Mr. McGrath thanked the Land Bank Board for attending the strategic planning session with MRB Group and MMDA. Partners are being identified and models are being developed. MRB Group is working on the development of the models and Monica of MM Development Advisors is initiating conversations with developers regarding what it is needed to work with the Land Bank and Seneca County.
- **NYS Tax Foreclosure Moratorium Update**
Mr. McGrath discussed the Supreme Court decision that no longer allows states, counties, or municipalities to keep revenues above outstanding tax liens. The excess must be disbursed back to property owners to the amount of the property's worth. This could affect Land Bank operations. The Land Bank needs to acquire properties

to make revenue that will pay to keep the Land Bank operational. Mr. McGrath has discussed the use of Article 19-A in Seneca County with Heaton & Venuti. Article 19-A allows the property owner to be sued for code violations or abandonment. If Article 19-A is utilized, the Land Bank would work with local municipalities to pick out properties that would be compatible with the Land Bank, allowing a level of predictability for the Land Bank and municipality. Esther Dickinson is producing a proposal that would make the Land Bank a partner in that process. Ms. Dickinson also stated that this process is faster than a foreclosure and may be a good incentive for property owners to make repairs to get property back up to code.

- **Brownfields Update**

The agreement with the NYS DEC, NYS Comptroller, Seneca County, and Land Bank needed to be initialed before it gets completely executed. Mr. McGrath is unsure how the foreclosure moratorium will affect this process. Mr. McGrath also discussed Article 19-B which is similar to Article 19-A but for commercial and industrial properties. It is still important to get the agreement executed.

Mr. McGrath also discussed not being awarded for the Brownfield Grant. The application scored high but was not selected for funding. There will be more time to complete an application for the second round of funding. Ms. Henry noted that during the briefing, three sections of the application were discussed that could be improved upon. The next round of applications will be due in September or later.

5. CFO/Treasurer Update: Mr. Scaglione delivered the financial report. Ernie Brownell made a motion and Jill Henry seconded to accept the report. Motion carried 5-0.

6. New Business: NYS will not begin reviewing individual site-specific project reviews until all land banks sign the contract. The FLRLBC has submitted reviews for the acquisition of the two Lodi properties. Once NYS begins reviews and they are accepted, the Land Bank can go to RFP for demolitions, abatement, etc.

Mr. McGrath met with Jason McCormick, engineer, to visit both recent acquisitions for inspection. Unofficially, the Walnut Street property in Waterloo is likely a demolition candidate and the house in Willard is likely a rehabilitation candidate.

Mr. McGrath informed members that the NYS Land Bank Association conference, combined with the Rural Housing conference, is being held September 18-20 in Lake George. Mr. McGrath found it to be very helpful in getting ready to do strategic planning and complete the RFP.

Work on the new build at 33 Taylor in Waterloo is under way. It was one of the first properties acquired by the Land Bank in 2017. Currently, work is being done inside the property and some siding has been installed.

7. Adjourn: 4:37 PM. The next meeting will be held on Tuesday, July 25, 2023 at 4 PM.

Respectfully Submitted,

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