

Finger Lakes Regional Land Bank Corporation

July 25, 2023 at 4:00 PM

Heroes 9-11-01 Conference Room

Directors Present: Ernie Brownell, Jill Henry, Les Marquart, Don Northrup, Frank Sinicropi

Directors Absent: Kyle Barnhart, David Wood

Staff: Joe McGrath, Amanda Forney

Other Attendees: Esther Dickinson, Attorney at Heaton & Venuti; Mitch Rowe, County Manager

1. The meeting was called to order at 4:02 PM by Frank Sinicropi, chairperson. A quorum was present.
2. A motion was made by Ernie Brownell and seconded by Les Marquart to approve the minutes from the regular meeting on June 27, 2023. Motion approved 5-0.

3. Resolutions:

- **23-24: Endorsing Development of a Program to Acquire Properties through RPAPL Article 19-a & 19-b**
Ernie Brownell made a motion and Les Marquart seconded. Motion approved 5-0.

This resolution will establish that the Land Bank will begin to explore how these articles will be used to acquire properties due to the impending tax foreclosure moratorium. The concept was previously discussed at the strategic planning workshop. Heaton & Venuti are currently working on determining how these articles would be utilized by the Land Bank. Mr. McGrath stated that Phase 1 grant funds for operations and administrative costs is ending soon and within the next two months, a new round of applications will open for those funds. Mr. McGrath would like to propose funding these article proceedings in that application.

- **23-25: Authorizing Service Agreement for Lawn Maintenance with Mozaic for 2126 Church Street and 8455 Washington Street in the Village of Lodi**
Les Marquart made a motion and Don Northrup seconded. Motion approved 5-0.

Mr. McGrath needed a quote to add two Lodi properties that will be acquired by the land Bank. Once the properties are added, services at those properties can be carried out immediately.

4. CEO/Presidents Update & Discussion Items

- **Lodi Purchase Offer Acceptance**

The Town of Lodi accepted the purchase offer of \$37,000 by the Land Bank for two adjacent lots in the Village of Lodi. Closing on the properties will happen soon. The HCR Phase 2 funding will be used to purchase these properties.

- **FLRLBC Strategic Planning Update**

- i. **Nonprofit Developer/Partner Conversations**

Mr. McGrath received an initial draft of models from MRB Group that were developed after the strategic plan workshop. Questions that are being asked include what funding or buildings are available, and what funding revenue is available for the Land Bank to keep the lights on?

- ii. **Builder/Construction Company Conversations**

Introductory meetings are being scheduled with builders and construction companies to complement the draft. These meetings are being facilitated by Monica of MM Development Advisors. She has previously discussed how these partnerships work to succeed in developing these types of housing.

- iii. **Future RFP**

An RFP will be required to advertise a partnership in order to partner with the Land Bank to complete new construction work at scale as properties are acquired moving forward.

- **Property Reports on Recent Acquisitions**

McCormick Engineering P.C. recently completed two initial evaluations of 1473 Pleasant Street in Willard and 17 S. Walnut Street in the Village of Waterloo. The home in Willard isn't in great shape but has potential to be rehabilitated. The property in Waterloo is worse than expected and demolition is likely.

5. **CFO/Treasurer Update:** Mr. Scaglione was unable to attend. The financial report will be given at the next meeting.

6. New Business:

- **Resolution Authorizing the Acceptance of 55 Washington Street, Village of Waterloo as a Donation from Wells Fargo**

A foreclosure on this property was recently completed by Wells Fargo. The house is large and in rough shape. Grant funds will be necessary to stabilize or demolish this property if acquired. Another round of Land Bank HCR Phase 2 funds is expected to open in the fall and if acquired, this property will be included in the application for stabilization or demolition work. This property is a potential candidate for FLACRA supportive housing. A third-party engineer will evaluate the property before a determination can be made by Wells Fargo. The Land Bank Board will decide on this property once that third party engineer report is made available.

- **Resolution Authorizing the Listing of 2125 W. Seneca Street, Ovid for Sale and Development**

Ernie Brownell made a motion and Frank Sinicropi seconded. Motion approved 5-0.

This resolution provides an opportunity to sell the property as the Land Bank did with 101 Virginia Street in Waterloo. The property will be listed with conditions and an enforcement mortgage will be used as a condition of sale. This lot is currently vacant. Mr. McGrath explained that listing this lot will allow the FLRLBC to gauge the market's capacity for new construction in villages, especially in south county.

- **108 Mynderse Street**

This property was received from the County and is now in the possession of Habitat for Humanity. A proposal was made to tear down this property using HCR funds. However, this process is taking more time and the property needs to be demolished as soon as possible because it is unsafe. If Habitat for Humanity successfully demolishes the house by other means, the demolition will not be reimbursable through the HCR grant funding due to environmental review and procurement requirements.

7. Adjourn: 4:32 PM. The next meeting will be held on Tuesday, August 22, 2023 at 4 PM.

Respectfully Submitted,

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