

**Finger Lakes Regional Land Bank Corporation**  
**Special Meeting – October 25, 2022 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

1. The meeting was called to order at 4:00 PM by Frank Sinicropi, chairperson. A quorum was present.

**2. Resolutions:**

- **22-27: Resolution Authorizing the Sale of 101 Virginia Street**  
Jill Henry made a motion and Ernie Brownell seconded. Motion approved 5-0.

101 Virginia was acquired with LISC funds in 2018. After expending the LISC funds, a good faith effort was made to put the property back into use with affordability requirements. A feasibility study was also completed with grant funding to produce recommendations to see the project through. The Land Bank did not receive any real or reasonable responses and recently placed the property up for sale through Century 21. An offer of \$3,000 was made for a couple who plan to rehabilitate the property and reside in it as a single-family home. The applicants previously lived in Brockport and have experience rehabilitating this type of property. An enforcement mortgage will be filed with the property which will allow the Land Bank to foreclose if conditions aren't met. Conditions include the completion of permanent roof repairs by June 2024 and a certificate of occupancy by January 1, 2028. Ms. Dickinson noted that the applicants are excited to move forward with this project and understand that they will be responsible for additional fees and closing costs.

**3. CEO/Presidents Update & Discussion Items**

**NYS Land Bank Funding Update**

Mr. McGrath stated that the grant agreement was signed for phase 1 of the land bank funding that was included in the NYS budget. Phase 1 funding will be used toward administrative costs. There will be a second phase of funding that Mr. McGrath hopes the Land Bank can use towards demolitions, rehabs, etc.

- **Brownfields Update**

The Land Bank Board and County BOS both authorized the agreement that will allow the Land Bank, County, and DEC to enter a program to remove liability from the Land Bank and County when closing on properties. Ms. Dickinson will

inquire about the possibility of signing the agreement before approving a list of properties. Properties may be added after the agreement is finalized. Mr. McGrath stated that the Planning Department is working with MRB Group on designing a brownfields program that is modeled largely after Wayne County's program.

- **Housing Needs Assessment Update**

The community meeting was held in Seneca Falls on Friday, October 14<sup>th</sup>. The Planning Department will debrief with the consultants soon. There will be a survey sent out to stakeholders of organizations and municipalities to acquire more information about housing needs within Seneca County.

- **108 Mynderse**

This property was closed on and transferred to Habitat for Humanity. Demolition will begin soon.

**4. Consideration of Executive Session:** None

**5. Adjourn:** 4:24 PM.

The next regular meeting is scheduled to be on December 27, 2022 but may be cancelled if there is nothing to take action on.

Respectfully Submitted,

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