

Resolution 22-22

Finger Lakes Regional Land Bank Corporation Board of Directors

Moved by

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH SENECA COUNTY FOR LAND-BANKING SERVICES FOR 2023-2025

WHEREAS, Seneca County (the “County”) has agreed to provide professional services to the Finger Lakes Regional Land Bank Corporation (the “Land Bank”) for the purpose of furthering the land banking mission of the Land Bank to engage in various community development and revitalization activities, including the acquisition of vacant tax delinquent properties and returning them to productive use; and

WHEREAS, the agreement specifies the professional services to be provided by the County to the Land Bank which will be primarily staff time, and is attached to this resolution as Appendix “A”; and

WHEREAS, the agreement period is January 1st, 2023 through December 31, 2024, and must be reviewed prior to its expiration; and

NOW, THEREFORE, BE IT RESOLVED by the Corporation that the CEO/President is hereby authorized and directed to sign and edit as necessary the Memorandum of Agreement attached as Appendix “A” with Seneca County for community development and revitalization activities, including the acquisition of vacant tax delinquent properties and returning them to productive use.

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 September 27th, 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quorum of the Board of Directors was present and acting throughout, and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect.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 ____ day of _____, 2022. The Corporation has no corporate seal.

x _____
Amanda Forney, Secretary

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

APPENDIX A

Memorandum of Agreement

Seneca County, NY & Finger Lakes Regional Land Bank Corp.

SECTION 1. COUNTY RESPONSIBILITIES.

- A. **ADMINISTRATIVE STAFF.** The County will provide for administrative functions necessary for the Land Bank in connection with all matters to conduct business.
 - 1. Seneca County will dedicate staff time for the Land Bank's CEO/PRESIDENT from a designated position within the Seneca County Department of Planning and Community Development.
 - 2. Other staff within the Seneca County Department of Planning and Community Development will carry out Land Bank responsibilities and duties as assigned by the Director or Deputy Director of Planning and Community Development without charge.
- B. **DEPARTMENT COORDINATION.** To provide in a timely manner information on foreclosure actions brought by the County upon real property within the County's geographic area. The Department of Real Property Tax Services at the County Manager's direction will
 - 1. Provide the Land Bank a detailed listing of all properties mailed statutory notices of interim foreclosure for tax delinquency, including property tax parcel number, parcel address, and the amount of taxes owed.
 - 2. Within 3 Days of the end of 90-day redemption period, the County will provide the Land Bank an updated list of the properties remaining delinquent and scheduled for foreclosure using the same format.
 - 3. Coordinate with the Department of Planning and Community Development on research and preparation of grants for the Land Bank and broader vacancy and abandonment concerns within Seneca County.
- C. **OFFICE SPACE.** The County shall permit the Land Bank to use office space, telephone services, photocopying, and other general office amenities (supplies, equipment, etc.) without charge to the Land Bank.
- D. **GENERAL LIABILITY INSURANCE.** Seneca County shall list the Land Bank as an additional named insured on its General Liability and Public Officials policies. The FLRLBC policies shall be primary for any loss arising out of the FLRLBC's activities. The Land Bank shall carry a Commercial General Liability policy with limits of at least \$1 million per occurrence and/or \$2 million general aggregate combined limit that lists Seneca County as an additional insured.

SECTION 2. LAND BANK RESPONSIBILITIES.

- A. **LAND BANKING SERVICES.** The purpose of the Land Bank is to improve blighted and abandoned properties to increase surrounding property values, stabilize the tax base, and improve quality of life for County residents. The Land Bank will conduct various neighborhood revitalization

services including the promotion of safe, decent, and affordable housing within Seneca County. The Land Bank will facilitate the return of vacant, abandoned and environmentally-challenged properties to productive use and foster economic development within Seneca County. The Land Bank will target select distressed and tax-delinquent properties within the County and work to develop active and tax-producing uses consistent with the comprehensive plans of the various towns and villages.

- B. ADMINISTRATIVE STAFF. The Land Bank will reimburse one third of the salary and fringe costs of the designated position within the Seneca County Department of Planning and Community Development during the term of this agreement.
- C. The Land Bank shall comply with, and shall cause all of its employees, agents and contractors to comply with, all applicable Environmental Laws and shall obtain and comply with, and shall cause all of its employee's agents and contractors to obtain and comply with all Environmental Permits.
- D. The Land Bank agrees at all times, after prior notice, to allow the County and its employees, agents and contractors reasonable access to any Property for the purposes of ascertaining site conditions, including, without limitation, subsurface conditions.

SECTION 3. TERM.

This Agreement shall be for a period of two years commencing on January 1, 2023 and extending through December 31st, 2024. This agreement will sunset at the expiration date and cease to be in effect in the year 2025. Prior to which, by October 2023, The Seneca County Board of Supervisors and the Board of Directors of the Finger Lakes Regional Land Bank Corp. will evaluate the land banking project and determine the proper path forward in pursuit of increasing self-sufficiency within the corporation.

SECTION 4. COMPLIANCE WITH LAWS.

In connection with the services to be performed under this Agreement, the parties and each of their officers, agents and employees shall comply with all federal, state and local laws, resolutions, ordinances, codes, rules and regulations applicable to the performance of the services to be rendered hereunder.

SECTION 5. EXTENT OF AGREEMENT.

This Agreement constitutes the entire and integrated agreement between and among the parties hereto and supersedes any and all prior negotiations, agreements and conditions, whether written or oral.

SECTION 6. APPROVALS.

APPROVAL BY SENECA COUNTY BOARD OF SUPERVISORS – This Agreement was authorized by adoption of INSERT RESOLUTION NUMBER AND DATE.

APPROVAL BY THE FINGER LAKES REGIONAL LAND BANK CORPORATION BOARD OF DIRECTORS – This Agreement was authorized by adoption of Resolution 22-22 on September 27th, 2022.

Name: C. Mitchell Rowe

Title: Seneca County Manager

Date:

Name: Joseph P. McGrath

Title: CEO/President FLRLBC

Date: