

Resolution 23-17

Finger Lakes Regional Land Bank Corporation Board of Directors

Moved by Frank Sinicropi, Kyle Barnhart

RESOLUTION AUTHORIZING MEMORANDUM OF AGREEMENT WITH FINGER LAKES AREA COUNSELING AND RECOVERY AGENCY, INC. (FLACRA) AND SENECA COUNTY COMMUNITY SERVICES BOARD (CSB)

WHEREAS the mission of the Finger Lake Regional Land Bank Corporation (FLRLBC) is to acquire, improve, and redistribute vacant, blighted, and tax abandoned properties to eliminate the harms and liabilities caused by such properties and return them to productive use, while being consistent with local municipalities' redevelopment and comprehensive plans; and

WHEREAS the mission of the Finger Lakes Area Counseling and Recovery Agency (FLACRA) is to provide comprehensive and quality care for individuals and families in the Finger Lakes area whose lives are affected by substance use disorder and/or mental health care needs including providing various safe housing options for these individuals which support their successful recovery; and

WHEREAS the Seneca County Community Services Board (CSB) operates as the local government unit with the statutory responsibility under NYS Mental Hygiene Law to oversee and manage the local mental hygiene system and coordinates the local provision of services for mental health, substance abuse, and services to the developmentally disabled as well as oversees and ensures the provision of preventive, habilitation, rehabilitation, and treatment services in Seneca County; and

WHEREAS the Seneca County Department of Human Services (SCDHS) has reported that the lack of available housing for persons declaring themselves homeless is reaching crisis levels as there is virtually no ability to move people from temporary assistance in motels to more permanent housing. SCDHS also reports that many of these same people are receiving addiction or mental health treatment which would qualify them for FLACRA's supportive housing programs; and

WHEREAS FLACRA manages the HUD Continuum of Care for the Finger Lakes region and Coordinated Entry for persons experiencing homelessness; and

WHEREAS Seneca County, the originator of the FLRLBC participates in the Coordinated Entry process; and

WHEREAS FLACRA utilizes grant money from various New York State sources to fund its supportive and transitional housing programs; and

WHEREAS, CSB under its Local Services Plan coordinates the provision of mental health services including transitional and supportive housing; and

WHEREAS the FLRLBC is applying for HCR Land Bank Initiative Phase 2 funds for stabilization which will allow it to pay for predevelopment, structural repairs, asbestos abatement, and other projects at FLRLBC properties; and

WHEREAS by coordinating their work the organizations can work together to create supportive and transitional housing which will increase the supply of direly needed housing in Seneca County and;

WHEREAS the parties have drafted an MOU to this effect which is affixed to this resolution as Attachment A; and

NOW, THEREFORE BE IT RESOLVED, by the Finger Lakes Regional Land Bank Corporation that:

The CEO/President is authorized to enter the MOU with FLACRA and CSB, affixed to this resolution as Attachment A, which memorializes the parties' intentions to work together to develop housing options in Seneca County.

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 March 28th, 2023, 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 28 day of March, 2023. The Corporation has no corporate seal.

x Amanda Forney
Amanda Forney, Secretary

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

Schedule A:

Memorandum of Agreement between
The Finger Lakes Regional Land Bank Corporation (FLRLBC) and
Finger Lakes Area Counseling and Recovery Agency, Inc. (FLACRA)
Seneca County
Community Services Board (CSB)

This Memorandum of Agreement is entered into by the FLRLBC, FLACRA, and CSB (the Parties) on this ____ day of _____, 2023 to set forth their agreement regarding developing a partnership which furthers the mission of both organizations and is of mutual benefit to each.

WHEREAS the FLRLBC's mission is to acquire, improve, and redistribute vacant, blighted, and tax abandoned properties to eliminate the harms and liabilities caused by such properties and return them to productive use, while being consistent with local municipalities' redevelopment and comprehensive plans; and

WHEREAS FLACRA's mission is to provide comprehensive and quality care for individuals and families in the Finger Lakes area whose lives are affected by substance use disorder and/or mental health care needs. This quality care includes providing various safe housing options for these individuals which support their successful recovery; and

WHEREAS the CSB operates as the local government unit with the statutory responsibility under NYS Mental Hygiene Law to oversee and manage the local mental hygiene system. The CSB coordinates the local provision of services for mental health, substance abuse, and services to the developmentally disabled as well as oversees and ensures the provision of preventive, habilitation, rehabilitation, and treatment services in Seneca County; and

WHEREAS the Seneca County Department of Human Services (SCDHS) has reported that the lack of available housing for persons declaring themselves homeless is reaching crisis levels as there is virtually no ability to move people from temporary assistance in motels to more permanent housing. SCDHS also reports that many of these same people are receiving addiction or mental health treatment which would qualify them for FLACRA's supportive housing programs; and

WHEREAS FLACRA manages the HUD Continuum of Care for the Finger Lakes region and Coordinated Entry for persons experiencing homelessness; and

WHEREAS Seneca County, the originator of the FLRLBC participates in the Coordinated Entry process; and

WHEREAS FLACRA utilizes grant money from various New York State sources to fund its supportive and transitional housing programs; and

WHEREAS the FLRLBC is applying for HCR Land Bank Initiative Phase 2 funds for stabilization which will allow it to pay for predevelopment, structural repairs, asbestos abatement, and other projects at FLRLBC properties; and

WHEREAS by coordinating their work the organizations can work together to create supportive and transitional housing which will increase the supply of direly needed housing in Seneca County.

NOW THEREFORE, for the value received, the Parties agree as follows:

1. FLRLBC will work with FLACRA to identify properties received by the Land Bank post tax foreclosure that may be candidates for FLACRA supportive or transitional housing programming.
2. CSB acknowledges and supports the efforts by FLACRA and the FLRLBC in identifying and developing properties for use as transitional or supportive housing units as that use falls under their purview as a provision of mental health services in Seneca County.
3. Once identified, FLACRA will review the properties with its development team to evaluate suitability for its supportive or transitional housing program.
4. If a property is deemed to be suitable for a FLACRA housing program, the FLRLBC will notify the Director of Community Services that a site has been identified. FLACRA and FLRLBC will enter into a contract (the Contract) to convey and develop the property which may contain the following elements:
 - a. FLACRA, and its development team, will partner with FLRLBC at the predevelopment stage to identify whether the project will be a rehabilitation of the property or a demolition and new building. The parties will develop a Scope of Work for the project.
 - b. During this predevelopment phase, FLACRA and FLRLBC will present the individual project and its scope at a regularly scheduled meeting of the CSB to ensure consistency with the local service plan as administered by CSB.
 - c. During this predevelopment phase the Parties will conduct and pay equally for all necessary environmental reviews and jointly apply for all permits including zoning and building.
 - d. If a zoning permit is denied, FLACRA will not be required to take title to the property however each party will be responsible for its own costs up to that point.

- e. FLRLBC will utilize HCR LBI Phase 2 grant funds for stabilization work at the property including but not limited to asbestos abatement, roof replacement and structural repairs.
- f. Once the agreed upon Scope of Work is finished the FLRLBC will transfer property to FLACRA via bargain and sale deed. The terms of each sale, including the cost of the property, will be specifically agreed to in the Contract.
- g. After property transfer, FLACRA will complete remaining renovation work and provide supportive housing opportunities for those facing addiction and mental health disorders.
- h. If at any point, FLACRA determines it will sell the property, Seneca County, or the FLRLBC, will have the right to buy back the property by paying an amount equal to FLACRA's costs in the project.

5. The Parties will continue to work to identify additional grant funding to provide for the full rehabilitation of properties under this partnership.

6. When possible, and depending on the source of grant funding, FLACRA will have the ability to pay property taxes by holding the property as taxable or entering into a Payment In Lieu of Taxes agreement as a nonprofit to enable the return of the property to the tax rolls as some grant funding sources FLACRA utilizes requires the property to be held as nonprofit status.

IN WITNESS WHEREOF, the parties agree to the principles and terms of this Agreement and signify this by executing this agreement on the date indicated above.

 Joseph McGrath
 President/CEO
 Finger Lakes Regional Land Bank Corporation

 NAME
 TITLE
 FLACRA

 Susan Ottenweller
 Chair
 Community Services Board