

Livingston County Land Bank Corporation
Board of Directors Meeting
September 24, 2020
Meeting Minutes

Members: ANGELA ELLIS, Deputy County Administrator & Land Bank Executive Director; WILLIAM FULLER, Real Property Tax Services; SHANNON HILLIER, Livingston County Attorney; DANIEL L. PANGRAZIO, Livingston County Board of Supervisors; WILLIAM BACON, Economic Development; IAN COYLE, Livingston County Administrator; AMY DAVIES, Livingston County Treasurer.

Absent:

Staff:

Agenda Item	Call to Order and Welcome
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Chairman Pangrazio called the meeting to order at 1:30 p.m. and welcomed the group.

Agenda Item	Approval of Minutes from August 27, 2020
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Chairman Pangrazio asked if there were any additions, corrections, or deletions to the July 23, 2020, Draft Meeting Minutes. Hearing none, he asked for a motion to approve them.

A motion to approve the August 27, 2020, meeting minutes was made by Mr. Bacon and seconded by Mr. Fuller.

Motion carried.

Agenda Item	Treasurer's Report
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Chairman Pangrazio reported per the distributed document: The starting balance was \$116,012.92.

Total expenses were \$1,554.06. The Ending Balance equals \$170,310.61

A motion to accept the Treasurer's Report was made by Mr. Coyle and seconded by Mr. Fuller.

The motion carried.

Agenda Item	Properties
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a. 7 Grove Street, Mt. Morris

i. Demolition Update

Ms. Ellis reported that demolition was tentatively scheduled to take place at the end of September. She also reported that Mark Grove was going to use the County's drone to take pictures during the demolition. Ms. Ellis also reported that the Land Bank has talked with the adjoining property owner about buying the lot and merging it with their property.

b. 7283 Webster Crossing Road, Springwater

i. Habitat Update

Ms. Ellis reported that construction work is moving forward on the property. Mr. Coyle reported that Habitat has an ad placed announcing that they are seeking a qualified family to purchase the property. Ms.

Hillier reported that the title documents were signed and the property has been officially sold to Habitat for Humanity.

c. 140 Lima Road, Geneseo
i. TY Lin Update

Ms. Ellis reported that the bid package has been published and is being advertised in the pennysaver and the newspapers, with bid responses due October 21.

d. 1920 Buell Ave. K&K Stripping – Lima

Ms. Ellis reported that she, Ms. Hillier, Mr. Coyle, Gary Bowitch and Mr. Gunther held a conference call with the DEC to discuss a memorandum of agreement for the property remediation and demolition. Ms. Ellis reported that Enterprise expressed a willingness to consider a project complete on their end once the structure is demolished. Ms. Hillier expressed her concern regarding the DEC’s inability to give a timeline for remediation of the contamination and the Land Bank’s potential for liability during the project’s work.

Agenda Item	Other Business
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a. Other Properties

Mr. Coyle reported that Mr. Gunther has seen properties in Hemlock and Dansville.

M. Fuller reported that the property at 118 Main Street in the Village of Leicester is listed as sold.

Mr. Coyle asked whether the Land Bank can use grant funds to purchase and rehabilitate mixed-use properties. He gave a main street village property as an example. Ms. Ellis reported that Enterprise funds could be used to purchase and renovate mixed-use properties. Ms. Ellis reported that the residential component to mixed-use properties would need to be income-restricted. Ms. Hillier reported that the Land Use and Construction Rider makes mention of the Land Bank buying residential property, which may be an impediment to acquiring a mixed-use property. Mr. Coyle asked that the Land Bank conduct research on acquiring mixed-use properties and add a discussion to the October agenda.

Ms. Davies reported on foreclosures and said that there may be a larger number of foreclosures next year, due in part to the fact that the County postponed the 2020 tax foreclosures until 2021.

b. Enterprise

Ms. Ellis reported that Mr. Gunther will be preparing the Land Bank’s 2021 Fiscal Year budget for approval by the Board at its October meeting. Ms. Ellis also reported that Mr. Gunther will be requesting an extension of funding with Enterprise.

Agenda Item	Next Meeting
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Chairman Pangrazio announced that the next meeting is scheduled for Thursday October 22, 2020, at 1:30 p.m. in Room 205/208 at the Livingston County Government Center.

Agenda Item	Adjournment
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Chairman Pangrazio asked if there was a motion to adjourn.

A motion to adjourn was made by Mr. Fuller and seconded by Mr. Bacon.

The motion carried.

Chairman Pangrazio adjourned the meeting at 2:02 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Angela Ellis, Executive Director