

Livingston County Land Bank Corporation
Board of Directors Meeting
March 25, 2021
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; AMY DAVIES, Livingston County Treasurer; IAN COYLE, Livingston County Administrator.

Absent:

Staff: JOSEPH GUNTHER, Community Development Specialist; JOCELYN BISHOP, Senior Typist; PENNY TRIMM, Principal Account Clerk

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 February 25, 2021
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Chairman Pangrazio asked if there were any additions, corrections, or deletions to the February 25, 2021 Draft Meeting Minutes. Hearing none, he asked for a motion to approve them.

A motion to approve the February 25, 2021, meeting minutes was made by Mr. Fuller and seconded by Ms. Hillier.

The motion carried.

Agenda Item	Treasurer's Report
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Ms. Davies reported per the distributed document: The starting balance was \$111,441.92.

Total expenses were \$6,220.73. The Ending Balance equals \$105,221.19.

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

The motion carried.

Agenda Item	Budget Analysis Report
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Ms. Ellis presented the distributed documents to the board. There were no questions or concerns brought up by the board in regards to the budget analysis report.

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

The garbage around the property still has not been addressed. The board agreed that they would like to get the clean-up along the property done as soon as possible. The board is concerned that the garbage may include some hazardous waste. Ms. Ellis stated it appears to be household garbage and tree debris, not hazardous waste. She stated that the garbage is very visible. The Livingston County Highway Department is prepared to start the clean-up as soon as they are told. The board also agrees with checking with the new

mayor, Joel Mike about giving the lot back to the Village rather than selling it to the adjacent property owner.

b. 7283 Webster Crossing Road, Springwater

i. Habitat Update

Gary Coombs may be coming to the next board meeting in April for an update and he may also want to talk about possible reimbursement for some items. Any requests for reimbursement would go in front of the board at a different time for consideration. The project is expected to be done in April. The board decided they would like to do a ribbon cutting ceremony upon completion to celebrate the completion of the project.

c. 140 Lima Road, Geneseo

i. Bidding Update

Mr. Gunther reported that we received 2 bids. Both of the bids are much higher than expected. The average was about \$155,000, not including the foundation work. The board discussed multiple different possibilities of what can be done with the property. They are listed below:

1. Creating a co-developer agreement
2. Reaching out to Habitat to see if they have any interest in rehabbing the property
3. Giving the property back to auction and cutting our losses
4. Go with one of the 2 bids we received
5. Check with the BOCES program to see if they can rehab the property as a project
6. Demolition of the house and placing an upper scale modular home on a basement in its place
7. Demolition of the house and then selling the vacant lot to Habitat or someone else

The board would like for Mr. Gunther to try and get a cost estimate for each of the above options within the next 2 weeks. Ms. Ellis and Mr. Coyle both recommended allowing Habitat to do a walk through to see how they feel about rehabbing the property. Mr. Gunther will reach out to Habitat and set up a time for them to come do a walkthrough of the property. The board expressed to not reject either of the 2 bids that were received, because we have 60 days to accept or deny. Enterprise would like to hear what our plans are by the end of July in order to determine if we will receive any more funding.

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

Ms. Hillier reported that we are in the process of finalizing an agreement with the Department of Environmental Conservation. However, the DEC will not commit to a timeframe. Mr. Gunther is going to get a quote from Bronze Contracting for the demo.

Agenda Item	Other Business
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a. King’s Daughters Home- Dansville

Mr. Gunther reported that this property is a 12-unit senior housing. DePaul is our funding partner. They are also scheduled to purchase the land next to Tops Markets in Dansville for a 48-unit affordable housing

building. It is believed that both properties need to be approved for the project to happen. The approval for funding is not until October or November of 2021.

b. Gray St.- Dansville

Mr. Gunther reported there is a mobile home that is land locked and in foreclosure. Due to the fact that the property is land locked, the board would not like to pursue the property at this time.

c. Christian Rd.-Ossian

This property is owned by a County employee, Mr. Robinson. Mr. Gunther reported that he has not seen the house yet. The board did feel like Enterprise may not like this property due to the location of being out in the Country.

d. 5093 South Livonia Rd. -Livonia

Mr. Gunther reported that this property is listed for \$50,000. It is a vacant property. The owner has owned this property for multiple decades.

e. 3092 Main Street - Caledonia

Chairman Pangrazio announced that himself, Mr. Gunther, Ms. Ellis and Andrew from TY Lin went through the house. There are structural problems throughout. Andrew from TY Lin stated that we are looking at \$500,000 or more to rehab that property. The board would not like to pursue the property at this time.

f. 300 Leicester Street - Caledonia

Mr. Gunther reported that he will contact the owner of the property. The board feels like this property would be fixable.

Agenda Item

Next Meeting

Chairman Pangrazio announced that the next meeting is scheduled for Thursday April 22, 2021, at 1:30 p.m. in Room 205/208 at the Livingston County Government Center.

Agenda Item

Adjournment

Chairman Pangrazio asked if there was a motion to adjourn.

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

The motion carried.

Chairman Pangrazio adjourned the meeting at 2:45 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Jocelyn Bishop, Senior Typist.