

Livingston County Land Bank Corporation
Board of Directors Meeting
July 22, 2021
Meeting Minutes

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

Absent:

Staff: JOSEPH GUNTHER, Community Development Specialist; JOCELYN BISHOP, Senior Typist

**Agenda
Item**

Call to Order and Welcome

Chairman Pangrazio called the meeting to order at 1:31 p.m. and welcomed the group.

**Agenda
Item**

Approval of Minutes from July 1, 2021

Chairman Pangrazio asked if there were any additions, corrections, or deletions to the July 1, 2021 Draft Meeting Minutes. Hearing none, he asked for a motion to approve them.

A motion to approve the July 1, 2021, meeting minutes was made by Mr. Fuller and seconded by Mr. Bacon.

The motion carried.

**Agenda
Item**

Treasurer's Report

Ms. Davies reported per the distributed document: The starting balance was \$90,844.59.

Total expenses were \$39,963.44. The Ending Balance equals \$50,881.15.

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

The motion carried.

**Agenda
Item**

Properties

- a) **7 Grove St. – Mt. Morris**
 - i) **Sale**

Mr. Gunther reported that he has received a purchase offer by the O'Gradys. Ms. Hillier took a look and made some adjustments. The O'Grady's must pay for any fees associated with the transferring of the title. Mr. Gunther reported that the board should discuss if they want the O'Gradys to combine the properties together.

A motion to include that the parcels must be combined on the counter offer was made by Mr. Bacon and seconded by Mr. Coyle.

The motion carried.

b) 7283 Webster Crossing Rd. – Springwater

i) PR/Marketing

Mr. Gunther reported that they will be doing a homecoming/ribbon cutting on August 15th at 2pm. Mr. Gunther would like a head count by the board members on who will be able to attend to let Habitat for Humanity know.

c) 140 Lima Rd. – Geneseo

i) Sale to Habitat

Mr. Gunther reported the Gary Kone has signed and executed a purchase agreement and co-development agreement. Mr. Kone reported that they have finished the mold remediation. Ms. Ellis mentioned placing a joint sign outside the property. Mr. Gunther will check with the Highway Department about getting that done.

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

i) Bid Package

Mr. Gunther reported that he worked with Gary Bowich. There is an extension on the DEC until August 15th. It is expected to have bid package by the end of the month. Mr. Gunther will forward the bid package on for review once received.

e) 3086 Mill St. -- Caledonia

Mr. Gunther presented the distributed memo to go to the Board of Supervisors. The board recommended including a presentation of future financial outlook for the properties already owned by land bank. Ms. Davies reported that the owners just filed for a hardship on this property, so it is not possible to acquire the property at this time. It will extend the taxes to be paid until August 31st. If taxes are not paid by then, it should get out back on the foreclosure list. The board mentioned possibly reaching out the owner and seeing if they would be willing to sell to the land bank. The board decided they would just like to wait it out and see what happens with them paying their taxes and/or foreclosure. The board decided to move the property to 3rd on the list for the time being and explaining the situation. It was agreed that the land bank will offer the amount of the back taxes for all three properties.

f) 24 Stanley St. – Mt. Morris

Move up to number 1 on the list.

g) 32 Jefferson St. – Dansville

Move up to number 2 on the list.

h) 83 Big Tree St. – Livonia

Current owner is based out of State. There are siblings who lives nearby. Property has been vacant for a longtime. The Village has had a couple issues with this property. It was reported that this property is sentimental as it used to be their parent's home. Mr. Gunther would like direction from the board on if they would like to discuss with the property owner about the possibility of acquiring the property. The board would like to mention it to the property owner, but not to push it.

i) 300 Leicester St. -- Caledonia

Mr. Gunther said he spoke with James Duerr. Mr. Duerr is currently out of State. He stated that the property is locked up currently. Therefore, it will not be possible to get into the property until he returns. The board agreed that they would like to put a pause on trying to acquire this property for the time being.

Other Business

Mr. Gunther reported that himself, as well as Senior Planner, Megan Crowe has been discussing the potential funding opportunities. They feel that the CDBG-CV is the best route to go and would like to put in an application on behalf of the Livingston County Planning Department. The application is due August 27th. The land bank would be considered a potential operational partner.

Agenda Item

Next Meeting

Chairman Pangrazio announced that the next meeting is scheduled for Thursday August 26, 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. Coyle and seconded by Mr. Bacon.

The motion carried.

Chairman Pangrazio adjourned the meeting at 2:15 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Jocelyn Bishop, Senior Typist.