

Livingston County Land Bank Corporation
Board of Directors Meeting
August 26, 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 22, 2021

Chairman Pangrazio asked if there were any additions, corrections, or deletions to the July 22, 2021 Draft Meeting Minutes. Hearing none, he asked for a motion to approve them.

A motion to approve the July 22, 2021, meeting minutes was made by Mr. Bacon and seconded by Mr. Fuller.

The motion carried.

**Agenda
Item**

Treasurer's Report

Ms. Davies reported per the distributed document: The starting balance was \$50,881.15.

Total expenses were \$1,472.33. The Ending Balance equals \$49,408.82.

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

The motion carried.

**Agenda
Item**

Properties

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

Mr. Gunther reported that the O'Gradys accepted the counter proposal and will be purchasing the lot. Closing is scheduled for the week of September 13, 2021.

- b) **7283 Webster Crossing Rd. – Springwater**

Mr. Gunther reported that the house unveiling went well. Gary Kone will be resubmitting for payment

for items previously denied by the board for reimbursement, due to coming in below budget. Mr. Kone is making a list that will be presented to the board. The board will then discuss without Mr. Kone being present.

c) 140 Lima Rd. – Geneseo

i) Sale to Habitat

Mr. Gunther reported that Habitat for Humanity is continuing work. Invoices for reimbursement have been received, but not reviewed. The transfer of the property is still being worked on. Not yet completed. A sign has been made by the Livingston County Highway Department to advertise and is placed outside of the home.

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

i) Bid Package

Mr. Gunther reported that a bid package was sent to the Department of Conservation two weeks ago. It is still be reviewed. The board is waiting for a meeting to be scheduled with the DEC. Once approved, the bid package will be able to be sent out. It is expected that the bid package will be approved and sent out in early September. Hoping to start the demolition around October. It is expected that the demolition will take longer than the Grove St. property.

e) 3086 Mill St. -- Caledonia

Mr. Gunther reported that the hardship deadline is until August 31st, unless extended. Ms. Hillier stated that she has been getting interest about individuals who would like to buy the property.

f) 24 Stanley St. – Mt. Morris

The Village of Mount Morris is supportive of the land bank acquiring the property. A draft letter has been created to present to the Board of Supervisors for their approval to acquire the property.

g) 32 Jefferson St. – Dansville

The Village of Dansville is supportive of the land bank acquiring the property. A draft letter has been created to present to the Board of Supervisors for their approval to acquire the property.

Other Business

a) School St. – Leicester

Mr. Coyle sent a possible rehab opportunity to Mr. Gunther. Mr. Gunther stated he will take a look at the property.

b) 46 & 48 South Church St.- Nunda and 4 & 6 Saylor St. – Dansville

Mr. Gunther reported that he was presented with these multi- family homes for possible acquisition. It was mentioned that the properties are not vacant. The board decided they would not like to acquire the properties at this time due to not wanting to evict anyone.

c) 158 Main St. – Mt. Morris

Mr. Gunther reported that this is the former Cornell Cooperative Extension building that is currently owned by the Village. Mr. Gunther was able to see the outside of the building. It is designed like an office. The Mayor of Mt. Morris stated the Village would be willing to sell the property to the land

bank for \$1.00. Mr. Gunther reported this property cannot be a multi-family house, single family only. It was suggested to have an engineer do a walk through and see what work needs to be done and what it is expected to cost. Ms. Hillier mentioned she is questioning the legalities about if the Village can just give the property to the land bank. It was suggested to offer to buy the property for \$10,000-15,000 and that would be the Village of Mt. Morris profit. Mr. Gunther will check with the Village attorney to see if the Village can legally give the property to the land bank.

Mr. Gunther reported that a contract has been signed with LiRo. A proposal from Wendel has been received. However, a contract has not been received yet.

Mr. Gunther reported that Cattaragus Community Action has a program called a Mobile Home Replacement Program. It is a program that replaces old mobile homes with up to code mobile homes. This program has been successful in multiple counties. It is a funding source that usually comes out annually, around September. Ms. Ellis stated this is a program where the land bank will partner with the Community Action. It is not where the land bank will acquire the property. There is some funding through that program for administrative support that we would like to see if the land bank could benefit from. The board decided that they would like to know more information regarding the program. The board seems to be in favor of partnering with Community Action.

Ms. Ellis stated that Mr. Gunther, Ms. Crowe and herself participated in a meeting with the Department of State regarding funding for the Crest-Hill and Stratford Motels in Avon. The public hearing has been cancelled because the state was really excited about the project and suggested holding off on applying until the next round, in October or November. The reasoning for this is because more money will be available and the state would like to give us more money. The board would like to reach out to the owners to talk about the financials of the properties.

Agenda Item	Next Meeting
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Chairman Pangrazio announced that the next meeting is scheduled for Thursday September 23, 2021, 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. Bacon and seconded by Ms. Hillier.

The motion carried.

Chairman Pangrazio adjourned the meeting at 2:26 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Jocelyn Bishop, Senior Typist.