

Livingston County Land Bank Corporation
Board of Directors Meeting
September 23, 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
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Chairman Pangrazio called the meeting to order at 1:31 p.m. and welcomed the group.

Agenda Item	Approval of Minutes from August 26, 2021
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Chairman Pangrazio asked if there were any additions, corrections, or deletions to the August 26, 2021 Draft Meeting Minutes. Hearing none, he asked for a motion to approve them.

A motion to approve the August 26, 2021, meeting minutes was made by Mr. Bacon and seconded by Mr. Fuller.

The motion carried.

Agenda Item	Treasurer's Report
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Ms. Davies reported per the distributed document: The starting balance was \$49,408.82

A deposit from Enterprise for \$169,128.67. Total expenses were \$4,650.37. The Ending Balance equals \$213,887.12.

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

The motion carried.

Agenda Item	Mobile Home Replacement Program Discussion
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a) Ken Tomczak from Cattaraugus Community Action

Mr. Tomczak and Jeff went over the program with the board. Questions brought up by the board include:

- Ms. Hillier asked if the homes had to be owner occupied?
 - The home must be owner occupied where they own the land and has no mortgage or

lien on the property.

- How is it handled if a problem arises with the well, septic, etc?
 - CDBG funding is actually very good with this. Their goal is for long term sustainability.
- Will the County have to pay anything?
 - Cattaraugus Community Action will pay all invoices. Once project is complete, the County will submit the invoices to OCR and will reimburse the Cattaraugus Community Action once the funding is received.
- Do the occupants have to remain in the home for a period of time after the project is complete? If they don't, do they have to pay the money back?
 - The owner would have to remain there for 10 years following the project. If they leave before the 10 years are up, the amount they have to pay back would be prorated based on how long they were there. It would be the County's decision if they would like to issue any hardships in certain situations where the owner cannot live there anymore.
- Are there any before and after pictures that the board can see?
 - Mr. Tomczak will send over some pictures of past projects for the board to take a look at.

The board decided they would figure everything out and apply for funding with OCR in the spring.

Agenda Item

2022 PARIS Budget

Mr. Gunther reported that he is still currently waiting on Enterprise and LiRo. The budget is due November 1, 2021. He will update the board at the next board meeting in October.

Agenda Item

Properties

a) 7283 Webster Crossing Rd. – Springwater

Mr. Gunther reported that Gary Kone has not sent a list of what he would like reimbursement for. Mr. Gunther reported that he believes Mr. Kone is going to ask for reimbursement for the labor of the digging of the septic system. Mr. Gunther told Mr. Kone that the land bank would need to see the insurance documents from the septic system digging.

b) 140 Lima Rd. – Geneseo

i) Sale to Habitat

Mr. Gunther reported that Habitat for Humanity is continuing work. Waiting on some documents in order to finalize the sale. Invoices for reimbursement have been received, but they did not include copies of the checks.

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

ii) Bid Package

Mr. Gunther reported that the Department of Conservation has tentatively approved the bid package. TY Lin has made some changes that the Department of Conservation has to reapprove.

d) 3086 Mill St. -- Caledonia

Mr. Gunther asked the board if they would like to reach out to the person that paid the taxes on the property to see about acquiring the property? The land bank would not like to move forward with

trying to acquire the property at this time.

e) 24 Stanley St. – Mt. Morris

The Board of Supervisors approved of the land bank acquiring this property for the cost of the back taxes. LiRo will be going through the property next week. An appraisal and environmental review were completed.

f) 32 Jefferson St. – Dansville

The Board of Supervisors approved of the land bank acquiring this property for the cost of the back taxes. LiRo will be going through the property next week. An appraisal and environmental review were completed.

g) 158 Main St. – Mt. Morris

The board would still like to have LiRo do a walk-through of the property, however the board is leaning towards not acquiring the property due to the size and the fact that it cannot be made into a multi-family residence.

Other Business

Mr. Gunther reported that a contract was received from Wendel. Currently waiting on insurance documents. A copy of the proposal was distributed to the board.

Mr. Gunther asked if a motion could be made to accept the proposal subject to the review of the Executive Director, Angela Ellis and the County Attorney, Shannon Hillier.

A motion to accept the proposal subject to review by the Executive Director and the County Attorney was made by Mr. Fuller and seconded by Ms. Davies.

The motion carried.

Agenda Item

Next Meeting

Chairman Pangrazio announced that the next meeting is scheduled for Thursday October 28, 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 2:14 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Jocelyn Bishop, Senior Typist.