

**Livingston County Land Bank Corporation**  
**Board of Directors Meeting**  
**November 17, 2022**  
Meeting Minutes

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

**Absent:** IAN COYLE, Livingston County Administrator;

**Staff:** JOSEPH GUNTHER, Community Development Specialist; STEPHANIE JOHNSON, Administrative Secretary

**Guests:** MEGAN CROWE, Senior Planner

<b>Agenda Item</b>	<b>Call to Order and Welcome</b>
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Mr. Pangrazio called the meeting to order at 1:30p.m. and welcomed the group.

<b>Agenda Item</b>	<b>Approval of Minutes from October 27, 2022</b>
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Mr. Pangrazio asked if there were any additions, corrections, or deletions to the October 27, 2022 Draft Meeting Minutes.

*A motion to approve the October 27, 2022 meeting minutes was made by Mr. Bacon and seconded by Ms. Davies.*

The motion carried.

<b>Agenda Item</b>	<b>Treasurer's Report</b>
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Ms. Davies reported per the distributed document:

Account # 7988 The starting balance was \$181,456.34 Total expenses were \$70.00. Total deposits were \$0. The Ending Balance equals \$181,386.34.

Account # 6363 The starting balance was \$500,000.00. Total expenses were \$0. Total deposits were \$0. The Ending Balance equals \$500,000.00.

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

The motion carried.

<b>Agenda Item</b>	<b>NYS BUDGET – Land Bank Funding</b>
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Resolution 4-22 Authorizing the Executive Director to sign a Shared Services Agreement with Livingston County.

Mr. Gunther reported.

*A motion to approve Resolution 4-22 Authorizing the Executive Director to sign a Shared Services Agreement with Livingston County was made by Ms. Davies and seconded by Ms. Hillier.*

The motion carried.

<b>Agenda Item</b>	<b>2023 Resolutions</b>
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**Resolution 5-22 Establishing Meeting Calendar for 2023**

Mr. Gunther shared the Meeting Calendar for 2023.

On the meeting calendar, the second “Whereas” says 2021, should say 2023.

On the meeting calendar, Section 1. Says 2021, should say 2023.

On the meeting calendar, under “Date” April 27, 20223, should say April 27, 2023.

*A motion to approve the Resolution 5-22 Establishing Meeting Calendar for 2023 with the mentioned changes was made by Mr. Bacon and seconded by Ms. Davies.*

The motion carried.

**Resolution 6-22 Electing Board of Officers for 2023**

Mr. Gunther shared the officers for 2023.

*A motion to approve Resolution 6-22 Electing Board of Officers for 2023 was made by Ms. Davies and seconded by Mr. Bacon.*

The motion carried.

<b>Agenda Item</b>	<b>ARPA/Property Acquisitions</b>
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A)1 Price St. Nunda - Auction 11/21

Auction takes place Monday 11/21 at 11:30am in the Government Center. If we decide to attend the auction, we will need to be prepared to have a cashier check or bank check for 10% of the winning bid amount, and will sign terms of sale paperwork. Discussion took place regarding the cap amount to spend at the auction. Decision was made to have Ms. Ellis, Ms. Hillier, and Mr. Gunther attend the auction. Mr. Gunther will call the auction referee to see who the checks need to be made out to and will work with Ms. Davies to get checks drawn up prior to the auction.

*A motion to authorize Mr. Gunther to bid up to \$70,000 on the 1 Price St. property was made by Ms.*

*Davies and seconded by Ms. Hillier.*

The motion carried.

B) 10 Gibbs St. Nunda – Bank Foreclosure

Property is in the process of bank foreclosure. Most recent assessment was \$176,800. Will keep an eye on this property in the future.

Agenda Item	Properties/Projects
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**a) Supportive Housing Project**

**i) Project Update**

Mr. Gunther reached out to the owner of Logan’s Inn and has not heard back from anyone yet.

Ms. Crowe mentioned they met with OTDA regarding the needs for the project. It seems like they are going back to needing more one night stays for emergency placements. They would like to have a warming center. The layout of a hotel may be difficult based on the needs that DSS has. Will be having another meeting to discuss further options and to reassess what the needs are.

Mr. Pangrazio commented that with these new plans and needs in place the Land Bank Corporation will probably step out and let other organizations such as Catholic Charities and the County take over this project.

**b) 24 Stanley St.- Mt. Morris**

Mr. Gunther reported he is going to reach out to Laura Lane at the Chamber of Commerce and Dana Russel at Nunda Lumber to figure out ways to better advertise to contractors. Decision was made to not rebid this property until we can find someone to do the work.

**c) 32 Jefferson St. – Dansville**

**i) Demolition**

Mr. Gunther reported the house is down and cleaned up but he is waiting for the chain link fence to be removed.

**d) Mobile and Manufactured Home Replacement Project**

Mr. Gunther reported we were approved for the \$550,000.00 grant. The next step is to execute the three agreements. The Board of Supervisors have already approved all three agreements. Mr. Gunther has to attend some webinars in a few weeks before we will receive any payment.

Agenda Item	Other Business
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- Mr. Gunther mentioned that there was a case out of Michigan that the Sixth Circuit Court of Appeals ruled that is unconstitutional for Land Banks and County Governments to use superbid powers at tax foreclosure auctions. This does not affect us right now as we do not do this but if

this is to ever go to the Supreme Court this could affect us in the future.

- Ms. Ellis mentioned we will be placing another ad in the Penny Saver in December and January advertising to the public that we are interested in buying homes.
- Discussion regarding removing the signage from the Lima property. Mr. Gunther will reach out to Bill Mann to see if our Central Services Department can stop by and remove it.

Next meeting will be December 15, 2022 @ 1:30pm in Room 205/208.

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

*A motion to adjourn was made by Mr. Bacon and seconded by Ms. Davies.*

The motion carried.

Mr. Pangrazio adjourned the meeting at 2:24p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Stephanie Johnson, Administrative Secretary