

Livingston County Land Bank Corporation
Board of Directors Meeting
May 25, 2023
Meeting Minutes

Members: DANIEL L. PANGRAZIO, Livingston County Board of Supervisors; AMY DAVIES, Livingston County Treasurer; SHANNON HILLIER, Livingston County Attorney; IAN COYLE, Livingston County Administrator;

Absent: ANGELA ELLIS, Deputy County Administrator & Land Bank Executive Director; WILLIAM BACON, Economic Development; WILLIAM FULLER, Real Property Tax Services;

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

Guests: JEFF PERKINS, LiRo;

Agenda Item	Call to Order and Welcome
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Mr. Pangrazio called the meeting to order at 1:32 p.m. And welcomed the group.

Agenda Item	Approval of Minutes from April 27, 2023 Meeting
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Mr. Pangrazio asked if there were any additions, corrections, or deletions to the April 27, 2023 Draft Meeting Minutes.

A motion to approve the April 27, 2023 meeting minutes was made by Mr. Coyle and seconded by Ms. Hillier.

The motion carried.

Agenda Item	Treasurer's Report
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Ms. Davies reported per the distributed document:

Account # 7988 The starting balance was \$107,320.87.00 Total expenses were \$70.00. Total deposits were \$0. The Ending Balance equals \$107,250.87.

Account # 6363 The starting balance was \$492, 000.00. Total expenses were \$51,168.58. Total deposits were \$0. The Ending Balance equals \$441,331.42.

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

The motion carried.

Agenda Item**Properties/Projects****a) 1 Price St. – Nunda**

Mr. Perkins provided updates from the site visit. He expressed some concerns with this property, as far as a rehab project, which includes a basement wall that has fallen in and can see through parts of it and would like to have a structural engineer come look at this. The kitchen would need to be fully gutted, there seems to be sagging in the ceiling which could possibly be from the basement wall damage or could be water damage. There is also concern over the small spaces and narrow stairways, and the windows would need to be replaced.

Discussion took place regarding demo vs rehab. Mr. Perkins suggested the idea of doing a demo and placing a manufactured home on this lot. These usually run around \$200/square foot or less.

Mr. Pangrazio suggested the idea of subdividing the lot into three – 1 acre lots and sell the lots to try to recoup some of the cost of the demo. Mr. Coyle mentioned this would be contingent on approval and zoning laws but we should also have some kind of plan in place to show the Village we are trying to better the property.

Mr. Perkins mentioned this would be an easy demo based on the location and access for vehicles to enter the property. The only issue would be needing to condemn the property.

Suggestion was made to try to partner with Sanford Homes to purchase a home to place on the lot.

b) 24 Stanley St. – Mt. Morris

Mr. Gunther reported there are no new proposals. Discussion regarding doing a rebid. Ms. Hillier asked if we could narrow down the specs of the RFP. Mr. Perkins responded that he recommends we keep it as is since it is already pretty basic. Mr. Gunther and Mr. Perkins will work on getting the new request put together and sent out.

c) 32 Jefferson St. – Dansville

Mr. Perkins recommended a new build for this property and looking at designs for a stick built home versus a modular. Discussion regarding a modular home and how it would fit/look on this lot. It would be most cost effective to go with a modular home at \$180/sq. ft. Mr. Perkins commented that LiRo will come up with the site plan and then put it out to three to six developers/modular home companies and see which one comes back with the best bid.

A motion to approve the LiRo plan as produced, subject to the variation of a modular home, was made by Mr. Coyle and seconded by Ms. Hillier. The motion carried.

d) 52 W. Main St. – Avon

Mr. Gunther reported this will be a straight demolition once we close on the sale. We have received the abstract. Ms. Hillier will need to draft the deed. Mr. Coyle suggested Mr. Gunther reach out the Village of Avon to see if they have any ideas or preferences on what to do with the property once the demo is complete. Discussion regarding reaching out to the neighboring business owner to see if they would be interested in purchasing the lot. The Board agreed we would like to turn this over as soon as possible once the demo is done. Mr. Perkins commented that LiRo will place fencing around the property once the demo is complete for safety and security purposes.

A motion to proceed with LiRo's plan for demolition of 52 W. Main St. in Avon was made by Ms.

Hillier and seconded by Ms. Davies. The motion carried.

e) Mobile and manufactured Home Replacement Project

Mr. Gunther provided the list of the 13 applicants we have. There will be a random draw lottery to choose which properties we do. Mr. Gunther sent in the environmental review documents last week. Once those documents are approved that will begin the process of the notice of intent which has a waiting period of a couple weeks. We will have to place an ad in the newspaper and allow 8 days for comments and then can be sent to the State. Hoping to have a response from the State by the end of June allowing us to release our funds and allow CCA to move forward. We are in the process of finalizing the contract with CCA, they are reviewing the sub-recipient agreement now. Once the contract is approved, CCA will move forward with the lottery and procurement of the mobile home contractor.

f) South Livonia Rd. – Conesus

Mr. Gunther reported there have been some issues with this property. Ms. Ellis reached out to the land owner a few weeks ago as she had not heard from in a while and he reported that he was currently showing the property to the Genesee Valley Conservancy who is looking at acquiring this property. Since then we have been made aware that the property has been listed for sale for \$199,000.00. The Board recommend Ms. Ellis send a letter to the land owner following up.

g) 1920 Buell Ave. - Lima

Mr. Gunther reported there are still no updates. We are still just waiting on the DEC to find a new contractor to finish the clean-up. Mr. Gunther will continue reaching out to the DEC monthly to try to move things along.

h) 140 Lima Rd. – Geneseo

Mr. Gunther reported he ran some numbers to see what we could sell this for and he came up with a maximum sale cost would be roughly \$70,000.00. This does not put us in a better scenario to sell rather than Habitat. Since we have already received our \$50,000.00 from this property and our name is no longer listed on it the Board discussed walking away and letting Habitat take it all over. Mr. Gunther will reach out to Marcia again. Mr. Coyle suggested Mr. Gunther send this scenario to Adam Zaranco, President of Land Bank Corporation in Albany, and see if he has any input on what to do in this situation.

i) Downtown 2nd Floor Redevelopment

Mr. Gunther reported this is kind of at a stand-still right now. There has been some opportunities for funding made available which Mr. Gunther has been looking into. He will continue searching for properties to work with. Mr. Coyle commented that this seems like a worthwhile plan and future endeavor but we may not be ready for this yet.

j) 2023 Tax Foreclosure Auction

Mr. Gunther shared two properties he has viewed from the list which were 28 Jefferson St. Dansville (right next door to our 32 Jefferson St. property) and 2160 Perry Rd. Leicester. The Perry Rd. property is currently occupied so this probably won't work for us. The concern with the 28 Jefferson St. Dansville property is since we have not completed work on the 32 Jefferson St

property, the Village of Dansville may not be supportive of us taking another property right now as they are hoping to see a home on the land. Mr. Coyle suggested looking at 6369 Railroad Ave. Conesus, 3862 Woodruff Rd. Livonia which is an estate, and Rochester Rd. Lakeville. The Board agreed to focus on Woodruff Rd. in Livonia and Rochester Rd. in Lakeville since those are new locations for us. Would like to present to the Ways and Means Board at their first meeting in June to provide background on what we have accomplished last year and express our interest in these properties.

Agenda Item	Other Business
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a) Draft Lawn Maintenance Services RFP

Mr. Gunther provided an update. Ms. Ellis is working on inserting some language for MWBE. Once it meets all the procurement standards we can send out the RFP.

b) 2023-2024 NYS Budget – Land Bank Funding

Mr. Gunther reported in the State budget that most recently passed there will be \$10 million available for Land Banks. The hope is to have funding come available in the fall to help fund some of our projects. We could be looking at \$100,000.00-\$200,000.00.

Next Land Bank meeting is Thursday June 22, 2023 at 1:30 p.m. 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 Ms. Hillier and seconded by Ms. Davies.

The motion carried.

Mr. Pangrazio adjourned the meeting at 2:34 p.m.

Respectfully submitted, William Bacon, Secretary

Recorded by, Stephanie Johnson, Administrative Secretary