

Livingston County Land Bank Corporation
Board of Directors Meeting
June 22, 2023
Meeting Minutes

Members: DANIEL L. PANGRAZIO, Livingston County Board of Supervisors; AMY DAVIES, Livingston County Treasurer; SHANNON HILLIER, Livingston County Attorney; WILLIAM FULLER, Real Property Tax Services

Absent: ANGELA ELLIS, Deputy County Administrator & Land Bank Executive Director; WILLIAM BACON, Economic Development; IAN COYLE, Livingston County Administrator

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

Guests:

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
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Mr. Pangrazio asked if there were any additions, corrections, or deletions to the May 22, 2023 Special Meeting Draft Meeting Minutes.

A motion to approve the May 22, 2023 Special meeting minutes was made by Ms. Davies and seconded by Ms. Hillier.

The motion carried.

Mr. Pangrazio asked if there were any additions, corrections, or deletions to the May 25, 2023 Draft Meeting Minutes.

A motion to approve the May 25, 2023 meeting minutes was made by Ms. Davies 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 \$107,250.87 Total expenses were \$3,319.85.00. Total deposits were \$21,591.00. The Ending Balance equals \$125,522.02.

Account # 6363 The starting balance was \$441,331.42. Total expenses were \$60.00. Total deposits were \$2,000.00. The Ending Balance equals \$443,271.42.

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

The motion carried.

Agenda Item	Derelict Properties and Brownfield Inventory
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Mr. Gunther provided an update. Mr. Gunther is currently working with Ed Flynn on collecting the property data. Mr. Flynn will most likely be attending our July Board meeting to provide updates.

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

The Board will need to make a final decision whether to demo or not. This project is on a pause for the time being while we work on the other three properties first.

b) 24 Stanley St. – Mt. Morris

Hoping to have a rebid package set to go in the next few weeks. This is our top priority project to get done.

c) 32 Jefferson St. – Dansville

LiRo architect is going to put together three designs to present to the Board. The Board will choose which design we want to include in the bid package. The design will need to be sent to the Village of Dansville Code Enforcement Officer to determine if we will need any variances. If variances are needed, this will be a three month process to obtain approval. The earliest we will be able to get a bid package out will be sometime in September-November.

d) 52 W. Main St. – Avon

Hoping to be able to close on this property in the next few weeks so we can put together the bid package for the demolition mid-August.

Ms. Hillier provided an update on the purchase of the property. The current owner is going to be short around \$9,300.00 so the Board needs to decide what our next steps are going to be with handling this. Our options would be to be to just pay the \$9,300.00 ourselves, walk away from the whole deal, or try to negotiate with the seller to split the \$9,300.00. We were originally set to close on 6/15/23 and we had asked for a 30 day extension. We have asked for another 30 day extension.

Ms. Hillier mentioned there may be a title issue due to the seller filing for bankruptcy prior to taking ownership of the property and we are unsure if he declared this property as an asset. We won't know if there are any issues unless we pay the \$100 for a title search. If we do the search and there are issues with the title then our hands may be tied and we may have to make further decisions on pursuing the purchase of this property.

A motion to approve Ms. Hillier to spend \$100 for a title search on the 52 W. Main St. Avon property was made by Ms. Davies and seconded by Mr. Fuller.

The motion carried.

e) Mobile and manufactured Home Replacement Project

Mr. Gunther reported things are moving along quickly. Mr. Gunther filed the Notice of Intent to request the release of funds last week which had to be published in the newspaper and allow for a comment period. This was published last week and the comment period officially ends today. The official request for the release of funds should be filed with the State next week. The hope is to receive notice by mid-July that the funds have been released and we can move forward with the lottery/procurement process. Mr. Gunther would like to invite Jeff Hamsher to our July meeting to discuss scheduling and the lottery process.

The Board had a brief discussion regarding local mobile/manufactured home companies such as Sanford Homes in Nunda and Key Modular Homes in Clifton Springs, to introduce our work and projects and see if they would be willing to work together.

f) South Livonia Rd. – Conesus

Mr. Gunther provided an update. After our last meeting, Ms. Ellis reached out to the land owner who said the property is technically not up for sale but he had trouble finding an appraiser to come out and do the appraisal since there were no sales in the area so he listed the property for sale to be able get offers and do an appraisal that way. The land owner asked for another month to get this figured out but he is still interested in donating the property.

g) 1920 Buell Ave. - Lima

Mr. Gunther reported there is still no update on this property. We are still waiting on the DEC to get the rest of the site cleaned up.

h) 140 Lima Rd. – Geneseo

Mr. Gunther has not heard back from Marcia to see where Habitat stands. Mr. Gunther is going to reach out to Gary to see if he can reach out to Marcia.

i) Downtown 2nd Floor Redevelopment

Mr. Gunther reported he would like to put this project on hold for now while we focus on some of our other big projects. The Board agreed and will look at this again once we get some of the single family homes finished.

j) 2023 Tax Foreclosure Auction

The Board of Supervisors will not move forward with anything until the Article 11 is resolved which could be into next year. At which time, foreclosures may look different.

Agenda Item	Other Business
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a) Lawn Maintenance Services RFP

Mr. Gunther reported the bid package went out a few weeks ago and RFP's are due on June 30th. As of today we have not received any responses.

Mr. Gunther made a quick comment that he received a call a few weeks ago from the Village of Dansville regarding the lawn on Jefferson St. We were able to get the lawn mowed but hope to have a company from the RFP's be able to take over regularly.

Next Land Bank meeting is Thursday July 27, 2023 at 1:30 p.m. in room 205/208.

Agenda Item	Adjournment
	<p>Mr. Pangrazio asked if there was a motion to adjourn.</p> <p><i>A motion to adjourn was made by Ms. Hillier and seconded by Mr. Fuller.</i></p> <p>The motion carried.</p> <p>Mr. Pangrazio adjourned the meeting at 2:08 p.m.</p>

Respectfully submitted, William Bacon, Secretary

Recorded by, Stephanie Johnson, Administrative Secretary