



# 2023 Annual Report & 2024 Work Plan

Our Mission: The Mission of the Livingston County Land Bank Corporation is to support community development and the local economy by facilitating the return of vacant, underutilized, and tax-delinquent properties to productive use.

[www.livingstoncountylanbank.org](http://www.livingstoncountylanbank.org)

# Land Bank

## Board of Directors & Staff

The Board of Directors is the governing body of the Livingston County Land Bank Corporation. The Board's responsibilities include setting the Land Bank's policy direction and goals, approving property purchases and sales, and authorizing the signature of all contracts and agreements. Land Bank staff is responsible for implementing and executing the policy direction and goals set by the Board of Directors.

### Board of Directors

Daniel Pangrazio - *Chair & FOIL Appeal Officer*

Ian Coyle - *Vice Chair*

Angela Ellis - *Executive Director*

Amy Davies - *Treasurer*

Shannon Hillier - *Attorney & FOIL Officer*

William Bacon - *Secretary*

William Fuller - *Member*

### Staff

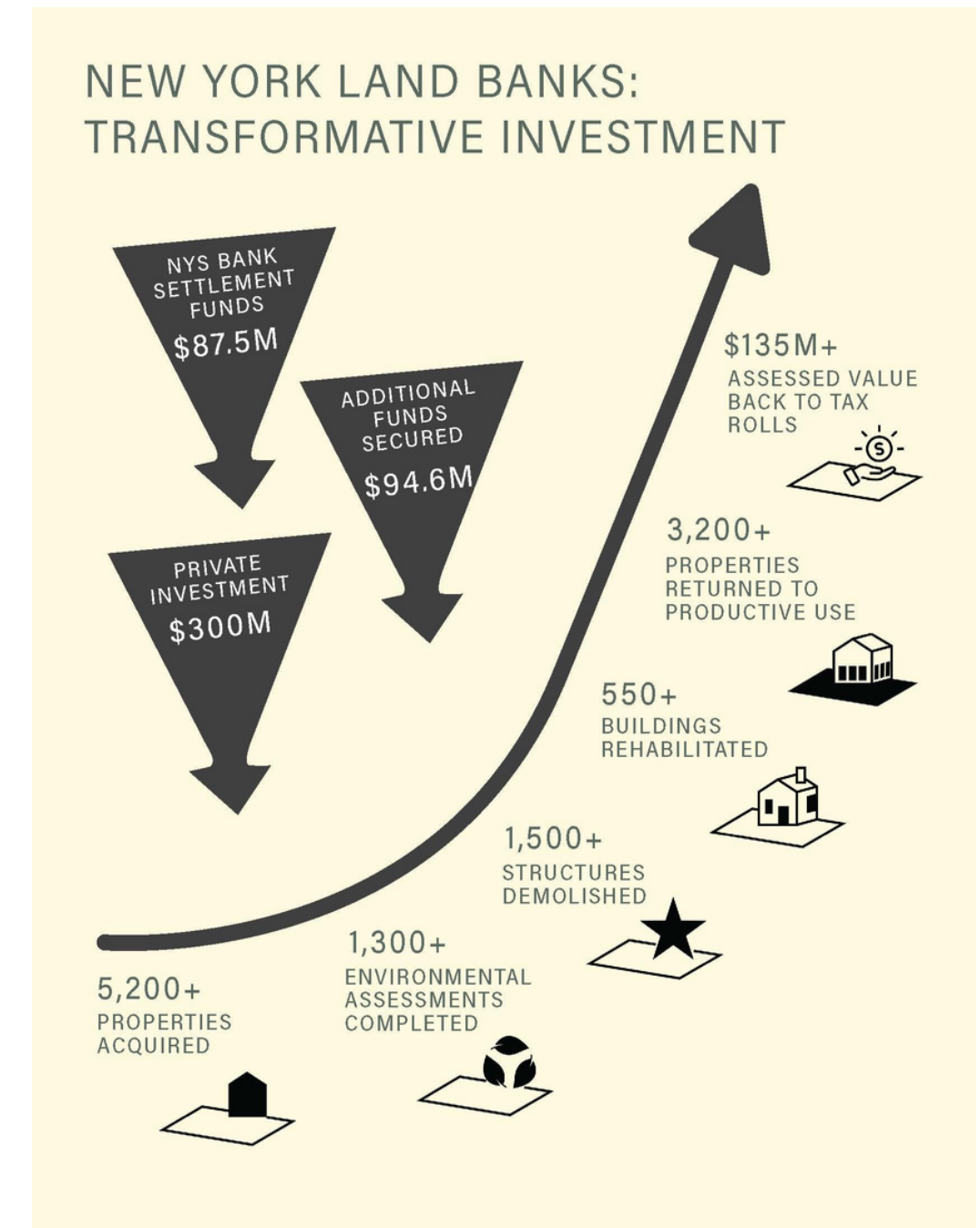
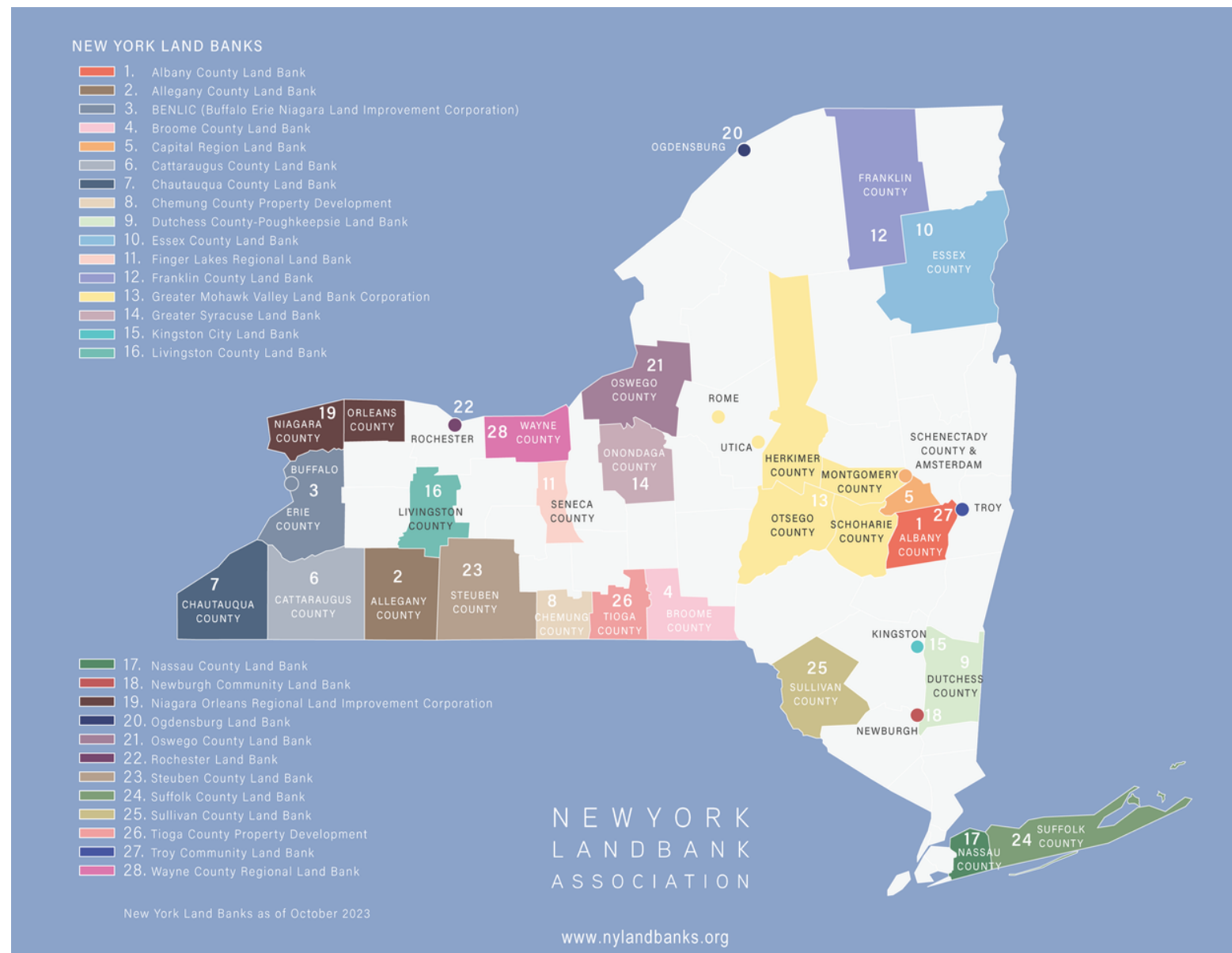
Joseph Gunther - *Program Specialist*

Penny Trimm - *Principal Account Clerk*

Stephanie Johnson - *Administrative Secretary*

# LAND BANKS IN NEW YORK STATE

Recognizing the problem of derelict properties plaguing communities across New York, the state legislature authorized the creation of Land Banks in the state with the passage of the Land Bank Act in 2011. The act, as amended allows for the creation of up to 35 Land Banks by foreclosing governmental units (FGUs). Since passage of the act, 28 Land Banks have been created in the state. Collectively, Land Banks have returned over \$135 million in assessed value back to the tax rolls.





# 140 LIMA ROAD, VILLAGE OF GENESEO *Completed*

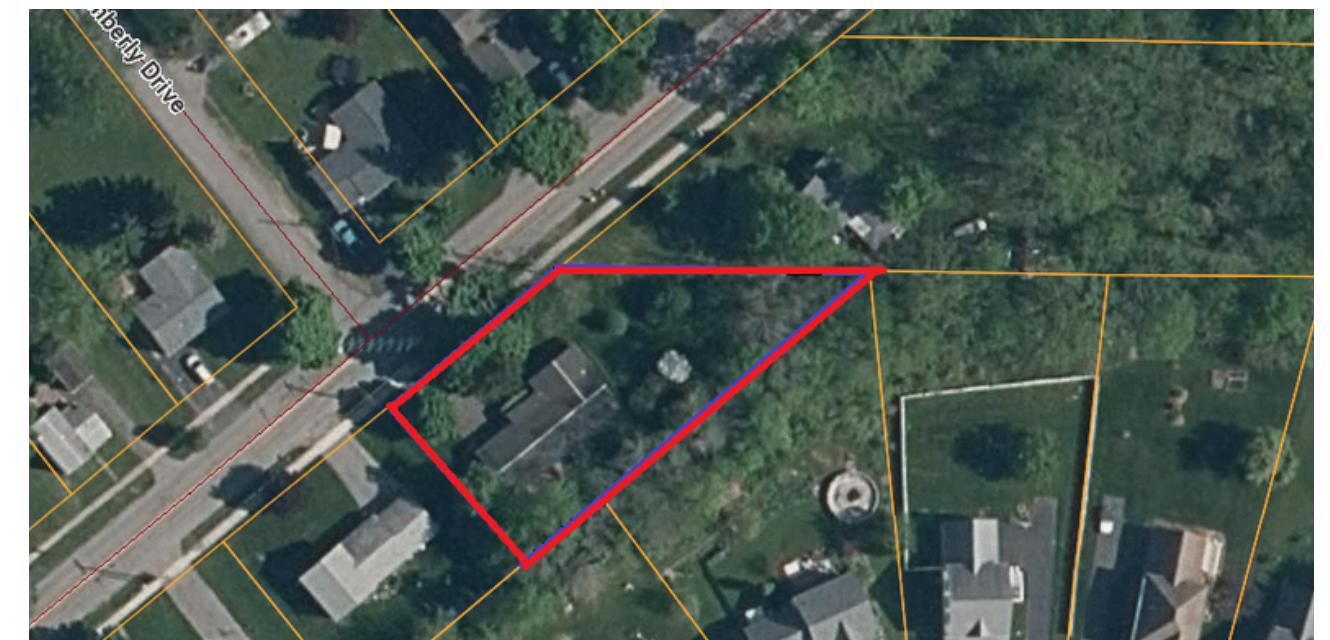
## Rehabilitation in Partnership with Habitat for Humanity

The Livingston County Land Bank acquired this property through the County Tax Foreclosure Auction in 2020. In 2021, the Land Bank entered into a Co-Development Agreement with the Livingston County Chapter of Habitat for Humanity. Per the agreement, Habitat used its volunteer force to rehabilitate the property while the Land Bank provided up to \$75,000 in funding for the purchase of materials. The rehabilitation was completed in 2022 and the property was sold by Habitat to a qualifying family in December 2023.

Source of Funds (Actual)	
Enterprise Community Partners (NYS Land Bank CRI)	\$97,147.57



Project Milestones	
March 2020	Property acquired
July 2021	Co-development agreement with Habitat and property donated
August 2021	Rehabilitation Commenced
February 2022	Rehabilitation completed
December 2023	Property sold and qualifying family moved in





# 1920 BUELL AVENUE, VILLAGE OF LIMA *In Progress*

## Demolition in Partnership with Livingston County and the NYS DEC

The Livingston County Land Bank entered into a Co-Development Agreement with the County for the demolition of this vacant commercial building that had hazardous soil contaminations. The Land Bank demolished the building down to the concrete slabs in December 2021. The NYS DEC commenced clean up of the contaminated soils in Summer 2023 and expects to complete the cleanup in 2024.

Source of Funds (Actual Spent to Date)	
Enterprise Community Partners (NYS Land Bank CRI)	\$45,933.38



Project Milestones & Schedule	
June 2021	Co-development agreement reached with Livingston County
December 2021	Building demolished down to concrete slab
June 2023	NYS DEC commences soil cleanup
2024 (Expected)	NYS DEC completes soil cleanup and Livingston County decides on property future/disposition





# 24 STANLEY STREET, VILLAGE OF MT. MORRIS *In Progress*

## Rehabilitation with Vonglis Enterprises, LLC

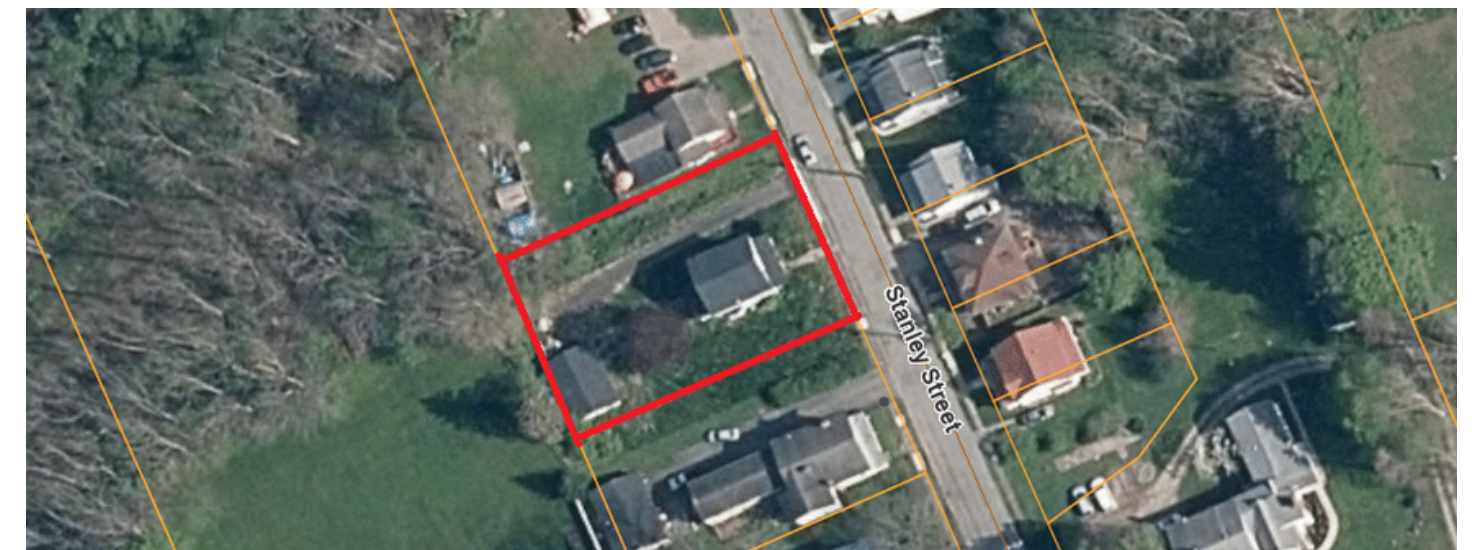
The Livingston County Land Bank acquired this property from the County Tax Foreclosure Auction in 2022. The Land Bank bid out the project in October 2023 and awarded the rehabilitation to Vonglis Enterprises, LLC. The rehabilitation is expected to commence in January 2024 and finish in late Spring or early Summer.

Source of Funds (Actual Spent to Date)	
Enterprise Community Partners (NYS Land Bank CRI)	\$38,664.52
NYS HCR Land Bank Initiative	\$4,859.22

Project Milestones & Schedule	
January 2022	Property acquired
October 2023	Rehabilitation contract awarded
January 2024 (Expected)	Vonglis Enterprises, LLC commences rehabilitation
June 2024 (Expected)	Vonglis Enterprises, LLC completes rehabilitation



**Vonglis Enterprises, LLC**





# 32 JEFFERSON STREET, VILLAGE OF DANSVILLE *In Progress*

## Demolition and New Build of Modular Home

The Livingston County Land Bank acquired this property from the County Tax Foreclosure Auction in 2022. The property was demolished in September 2022. The Land Bank plans on bidding out plans designed by LiRo Engineers to build a modular home on the vacant parcel. Design plans are expected to go out to bid in January 2024 with building expected to commence in Spring 2024.

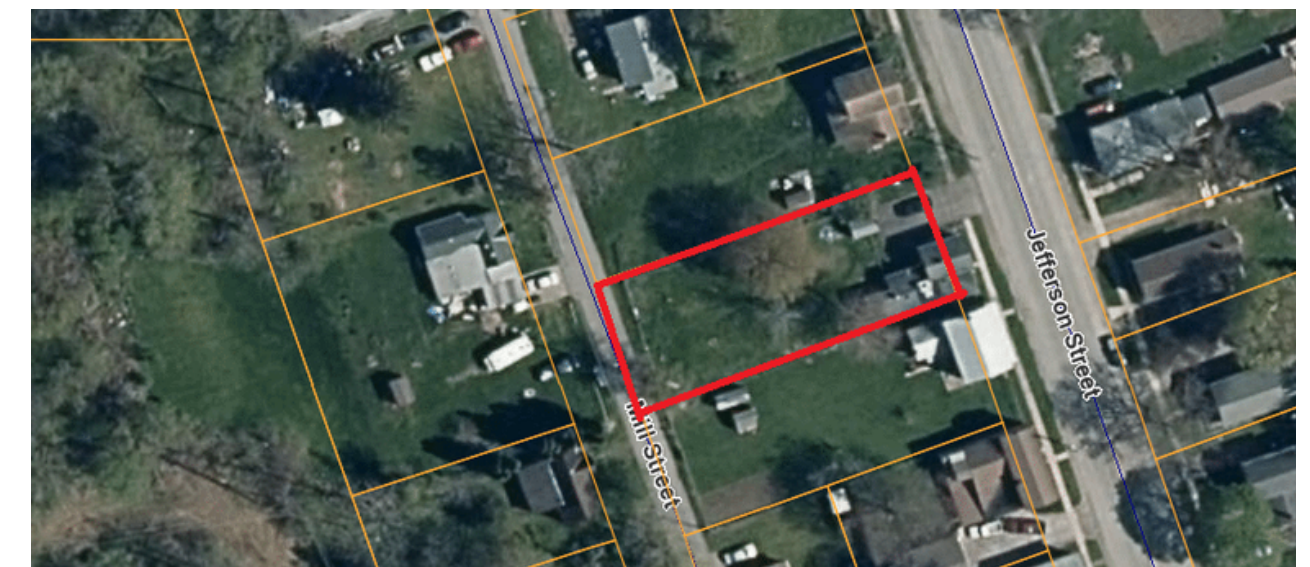
Source of Funds (Actual Spent to Date)	
Enterprise Community Partners (NYS Land Bank CRI)	\$69,812.45



**LiRo Engineers, Inc.**  
A LiRo Group Company



Project Milestones & Schedule	
January 2022	Property acquired
June 2022	Demolition contract awarded
September 2022	Property demolished by Empire Building Diagnostics, Inc.
December 2023	New build plans designed by LiRo Engineers
January 2024 (Expected)	New build design bids published
Spring 2024 (Expected)	New build construction commences
Fall 2024 (Expected)	New build construction finishes





# 52 WEST MAIN STREET, VILLAGE OF AVON *In Progress*

## Demolition and Sale of Vacant Land

The Livingston County Land Bank acquired this property through a private real estate transaction in October 2023. The Land Bank plans to demolish the dilapidated duplex and sell the vacant lot. A demolition design and bid package developed by LiRo Engineers is expected to be completed and published in January 2024, with demolition commencing in Spring 2024.

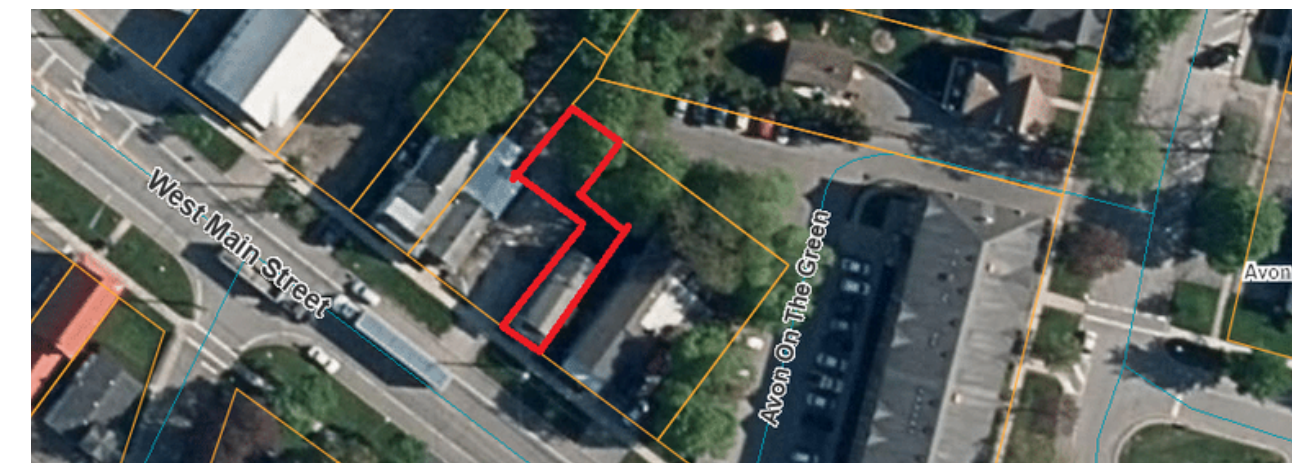
Source of Funds (Actual Spent to Date)	
Enterprise Community Partners (NYS Land Bank CRI)	\$226.37
Land Bank ARPA SLFRF Disbursement	\$20,122.32



**LiRo Engineers, Inc.**  
A LiRo Group Company



Project Milestones & Schedule	
October 2023	Property acquired
January 2024 (Expected)	Demolition design bids developed by LiRo Engineers and published
February 2024 (Expected)	Demolition contract awarded
Spring 2024 (Expected)	Demolition of property
Summer 2024 (Expected)	Vacant land sold or side-lotted





# 1 PRICE STREET, VILLAGE OF NUNDA *In Progress*

## Sale to Developer for Rehabilitation

The Livingston County Land Bank acquired this property through a bank foreclosure auction in April 2023. The Land Bank Board has decided to sell the property as-is to a private developer wishing to rehabilitate the property and maintain it as a single-family residence. Advertisement of the sale and negotiations with interested buyers is expected to begin in 2024.

Source of Funds (Actual Spent to Date)	
Land Bank ARPA SLFRF Disbursement	\$56,228.58
NYS HCR Land Bank Revitalization Initiative	\$1,807.88



Project Milestones & Schedule	
April 2023	Property acquired
November 2023	Land Bank Board decided to sell property to a developer for rehab
January 2024 (Expected)	Land Bank develops program and application for interested buyers
Winter/Spring 2024 (Expected)	Negotiation with Interested buyers and developers
Spring 2024 (Expected)	Property sold to selected developer



# MOBILE HOME REPLACEMENT PROJECT

## Partnership with Livingston County and Cattaraugus Community Action, Inc.

Livingston County was awarded \$550,000.00 in NYS CDBG Housing funding from NYS OCR in November 2022 for a project to remove and replace up to four dilapidated mobile homes in the County. The project is in partnership with CCA and the Land Bank, with CCA managing program delivery and the Land Bank overseeing completion of administrative and grant reporting. Mobile home replacements are expected to commence in Spring 2024.

Source of Funds	
NYS CDBG Housing Grant	\$550,000.00

Project Milestones & Schedule	
August 2022	Livingston County and CCA submit application for CDBG Housing funds
November 2022	Livingston County and CCA awarded \$550,000 in NYS CDBG Housing funding
January 2023	Livingston County executes grant agreement with NYS OCR
July 2023	NYS OCR issues Release of Funds Notification to Livingston County
August 2023	Subrecipient Agreement between Livingston County and CCA Executed; Co-Development Agreement between Livingston County and the Land Bank executed; Property lottery conducted by Livingston County
October 2023	Procurement for mobile homes, asbestos abatement, environmental testing and property title searches conducted
Spring 2024 (Expected)	Mobile home replacements commence
Fall 2024 (Expected)	Mobile home replacements complete; Project closeout





# 2023 ACCOMPLISHMENTS



- Completed a Derelict Properties Inventory and Acquisition Strategy with LaBella Associates
- Closed out Year 1 of NYS HCR Land Bank Initiative Operational funding and applied successfully for Year 2 funding
- Partnered with the County and Montrose Environmental to develop and submit an application to the EPA for a Brownfield Assessment Coalition grant
- Continued planning with the County and housing partners for a potential supportive housing development
- Continued membership and active participation in the County's Homelessness and Housing Task Force and the NYS Land Bank Association Board of Directors
- Continued state-level advocacy for funding and other matters through the NYS Land Bank Association



# 2024 WORK PLAN



- Complete 24 Stanley Street rehabilitation
- Complete 32 Jefferson Street new construction
- Complete 52 W. Main Street demolition
- Complete 1 Price Street sale to developer
- Complete 1920 Buell Avenue soil remediation with DEC and develop plan for future use of lot with the County
- Complete mobile home replacements with CCA
- Develop property priority purchase program
- Apply for gap housing financing funding (i.e. AHC, etc.). Funding will be used to assist qualifying low-to-moderate income home buyers be able to better afford Land Bank properties via sales price reductions at time of closings.
- Partner with Livingston County on implementing the EPA Brownfield Assessment Coalition Grant if awarded





# 2024 WORK PLAN CONTINUED

- Continue participation on the NYS Land Bank Association Board of Directors and the County's Homelessness and Housing Task Force
- Apply for HCR LBI new phase demolition and construction funding when available
- Implement recommendations of the Derelict Properties Inventory and Acquisition Strategy
- Build housing partnerships with regional funding agencies
- Continue diverse property acquisition methods
- Succession planning for transitions in Land Bank positions and Board seats
- Continue efforts to diversify Land Bank Board composition with community members and those in relevant professional fields
- Continue building out Land Bank Contractor List
- Improve functionality and property reporting capabilities on the Land Bank website.

