

**Livingston County Land Bank Corporation**  
**Board of Directors Meeting**  
**April 25, 2024**  
Meeting Minutes

**Members:** 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 FULLER, Real Property Tax Services; AMY DAVIES, Livingston County Treasurer; WILLIAM BACON, Economic Development

**Absent:**

**Staff:** STEPHANIE JOHNSON, Administrative Secretary

**Guests:**

<b>Agenda Item</b>	<b>Call to Order and Welcome</b>
--------------------	----------------------------------

Mr. Pangrazio called the meeting to order at 1:30 p.m. and welcomed the group.

<b>Agenda Item</b>	<b>Approval of Minutes</b>
--------------------	----------------------------

Mr. Pangrazio asked if there were any additions, corrections, or deletions to the March 28, 2024 Draft Meeting Minutes.

*A motion to approve the March 28, 2024, meeting minutes was made by Ms. Hillier and seconded by Ms. Davies.*

The motion carried.

<b>Agenda Item</b>	<b>Treasurer's Report</b>
--------------------	---------------------------

Ms. Davies reported per the distributed document:

Account # 7988: The starting balance was \$130,581.06. Total expenses were \$2,000.00. Total deposits were \$0. The Ending Balance equals \$128,581.06.

Account # 6363: The starting balance was \$429,229.88. Total expenses were \$0. Total deposits were \$0. The Ending Balance equals \$429,229.88.

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

The motion carried.

<b>Agenda Item</b>	<b>NYS HOME Program</b>
--------------------	-------------------------

Ms. Ellis provided updates. The funding from this program can be used for acquisition, rehab and construction as well as for gap financing for home buyers. The home buyers have to be low to moderate income. This program will be taking place of some current programs such as the mobile home replacement program. There is a webinar next week with further information and details on this program.

Agenda Item	Properties/Projects
-------------	---------------------

**a) 32 Jefferson St. – Dansville**

Bids were due yesterday, 5/24/24, at 10am. We received 1 bid but it came in after 10am although it was postmarked for 5/22/24 so there must have been a delay in the mail. The bid came from Avon Modular for \$280,000.00. The Board agreed to forward the bid to Jeff Perkins from LiRo to review and see if we can negotiate a reduced price with the company.

**b) 1 Price St. – Nunda**

We have received one application so far from the Russel’s for \$33,500.00. The deadline for application submissions is the end of May. We are expecting at least two more applications to come in.

**c) 24 Stanley St. – Mt. Morris**

Mr. Vonglis has completed the flooring and the new porch has been built. He is still on schedule to complete the project between the end of May to early June. The Board agreed to try to list the property for sale on our own without a realtor. The Board would like to do a tour of the home once renovations are complete. The idea of hosting an open house was discussed for potential buyers to view the property and put it offers for purchase.

**d) 52 W. Main St. – Avon**

The bid document is ready and will be published May 1<sup>st</sup>. The deadline for bids will be May 20<sup>th</sup>. We are expecting roughly \$30,000.00 for the demo. The contractor will need permission from the Village to access and demo from the front of the house (W. Main Street) due to that being the easiest way to access the property without going on the neighboring properties. Discussion took place regarding options for the vacant lot once demo and clean-up is complete. Ideas discussed included splitting the lot into 2 parcels and selling the back portion of the lot to the neighboring business.

**e) 1920 Buell Ave. – Lima**

There have been no new updates from DEC at this time.

**f) Mobile Home Replacement Project**

Ms. Ellis had a meeting with CCA and the State earlier this week and discussed the surplus money. There is not enough money to complete a 4<sup>th</sup> home. The State recommended using the excess funds for generators and well and septic system testing and upgrades. Ms. Ellis spoke with Mr. Grove from the Health Department who has agreed to check and test the septic systems of the selected properties. The Land Bank will cover the cost of the tests. The grant is scheduled to end in November but the State was amenable to a slight extension if needed. The State mentioned we could also use the surplus funds for other current projects in the County so this is something to keep in mind.

Agenda Item	Other Business
-------------	----------------

The Land Bank Association is wanting to do a case study on Land Banks partnering with County Government to address housing needs and would like to use Livingston County as a part of their case study specifically looking into our efforts on supportive and temporary housing.

**Next Meeting: Thursday May 23, 2024 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. Coyle.</i></p> <p>The motion carried.</p> <p>Mr. Pangrazio adjourned the meeting at 2:27 p.m.</p>

Respectfully submitted, William Bacon, Secretary

Recorded by, Stephanie Johnson, Administrative Secretary