

Livingston County Land Bank Corporation
Board of Directors Meeting
June 27, 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: JOSEPH GUNTHER, Community Development Specialist; MEGAN CROWE, Planning Director; STEPHANIE JOHNSON, Administrative Secretary

Guests:

Agenda Item	Call to Order and Welcome
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Mr. Pangrazio called the meeting to order at 1:30 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 April 25, 2024 Draft Meeting Minutes.

A motion to approve the April 25, 2024, meeting minutes was made by Ms. Hillier and seconded by Ms. Davies.

The motion carried.

Mr. Pangrazio asked if there were any additions, corrections, or deletions to the June 10, 2024 Draft Special Meeting Minutes.

A motion to approve the June 10, 2024 special meeting minutes was made by Ms. Hillier and seconded by Ms. Davies.

The motion carried.

Agenda Item	Treasurer's Report
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Ms. Davies reported for the months of April and May per the distributed document:

Account # 7988: The starting balance was \$128,581.06. Total expenses were \$448.84. Total deposits were \$0. The Ending Balance equals \$128,132.22.

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. Fuller and seconded by Mr. Bacon.

The motion carried.

Agenda Item	Properties/Projects
	<p>a) 32 Jefferson St. – Dansville The Board reviewed quotes for three different types of fencing, including, chain link, pressure treated picket fence and white vinyl picket fence. Discussion was had regarding the options and pricing. The board agreed the white vinyl fencing would be the best choice.</p> <p><i>A motion to approve white vinyl picket fencing for \$7,250.00 was made by Mr. Coyle and seconded by Mr. Fuller.</i> The motion carried.</p> <p>b) 1 Price St. – Nunda The Board reviewed a purchase and redevelopment application from Connie and Dana Russell for the property. The Russells offered a purchase price of \$33,500.00. and stated they plan to redevelop the property and sell to a home buyer.</p> <p>Total Land Bank investment in the property, inclusive of acquisition costs, utilities, lawn maintenance and paying off a lien from a previous owner is around \$56,000.00. The Board instructed Mr. Gunther to reach out to the Russells to inform them of the total Land Bank investment and inquire about the purchase price upward.</p> <p>c) 24 Stanley St. – Mt. Morris The rehabilitation project is completed. Certificate of Occupancy was granted by the Village of Mt. Morris Code Enforcement Officer earlier in June. Mr. Gunther invited interested Board members to participate in a property visit after the meeting.</p> <p>The Board discussed setting a date for the open house in July or August and ways to market the property.</p> <p>d) 52 W. Main St. – Avon The project is in the contract development phase. Ms. Hillier will develop a contract to be executed by the Land Bank and demolition contractor. Demolition is scheduled for the summer.</p> <p>e) 1920 Buell Ave. – Lima The DEC is stating that they will have the vacant land cleaned up in 2024. The Board requested a more exact date. Ms. Ellis said she will speak with Tim Walsh at the DEC to get a more exact completion date.</p> <p>f) Mobile Home Replacement Project CCA will facilitate signing of contracts between Twin Lakes Homes and mobile home project recipients in July. The first demolition and replacement project is expected to begin in July and finish in August. CCA and the County will utilize extra funding for water well and septic system maintenance and replacements.</p>
Agenda Item	Other Business
	<p>a) HCR Funding Opportunities HCR recently announced and open funding round in a new phase of the state’s Land Bank Initiative. The</p>

funding will cover administrative, acquisition, utilities, maintenance, demolition and project stabilization expenses. The funding is available via a rolling deadline until December 31, 2024.

The Board instructed Mr. Gunther to put together a proposal for applying for and utilizing new HCR funds.

b) NYLBA Supportive Housing RFP

Mr. Gunther reported that the NYS Land Bank Association Rural Committee, of which the LCLBC is a member, has decided to hire the Center for Community Progress (CCP) to complete a supportive housing study for rural Land Banks in NYS. CCP is instructed to utilize the Livingston County Supportive Housing Technical Feasibility Study, completed in 2022 and a Wayne County Housing Needs Assessment as case studies for the project.

The Land Bank Association agreed to pay for the full cost of the project.

c) 2024 Tax Foreclosure

Ms. Davies that there are 13 properties in the 2023 and 24 properties in the 2024 rolls headed to a foreclosure auction. Many property tax foreclosure auctions were delayed due to a change in state law regarding foreclosure petition reporting requirements.

Further changes in state tax foreclosure law make it very difficult for Land Banks to acquire property off of foreclosure lists moving forward.

Next Meeting: Thursday July, 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 Mr. Bacon 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