

Livingston County Land Bank Corporation Board of Directors Meeting
May 28, 2025, Room 205/208
Meeting Minutes

Members: William Bacon, Ian Coyle, Megan Crowe, Amy Davies, Angela Ellis, William Fuller, Shannon Hillier, Daniel Pangrazio

Staff: Nate Cole, Megan Crowe, Amy Lutz

Agenda Item	Call to Order and Welcome
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Mr. Pangrazio called the meeting to order at 9:00 a.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 24, 2025**, Draft Meeting Minutes.

A motion to approve the April 24, 2025, meeting minutes was made by Mr. Bacon and seconded by Ms. Ellis. The motion carried.

Agenda Item	Treasurer's Report
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Ms. Davies gave the Treasurers report for the month of April: Beginning balance 277,910.18. Income \$60,930.00 Expenses \$20,062.19. The ending balance totaling \$318,777.99.

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

Agenda Item	Legal Services Update
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- 7 RFP responses were received.
- Hodgson Russ, Knauf Shaw, and Hurwitz Fine were interviewed.
- Hurwitz Fine was selected due to their extensive real estate and grant management experience.

A motion to approve Resolution 7-25 hiring Hurwitz Fine for legal services was made by Ms. Hillier, seconded by Mr. Coyle. Motion carried.

Agenda Item	Lawn Maintenance Update
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- An RFQ for property maintenance services has been issued.
- The term is three years with an option to renew for an additional two.
- Sent to the MWBE directory and six local companies.
- Due to the RFQ deadline closing June 5th and the next board meeting being scheduled for June 26th, a resolution has been made to allow for approval of the Executive Director to enter into a contract considering how late we are into the mowing season.

A motion to approve Resolution 8-25 authorizing the Executive Director to award a lawn maintenance contract was made by Mr. Bacon, seconded by Mr. Fuller. Motion carried.

Agenda Item	Discuss Buell Avenue Co-Development Agreement
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- The agreement between the County and DEC was discussed.
- The Land Bank spent a total of \$45,933.38 for the demolition of the property.
- Previous agreement had a less than 100% AMI sale requirement and a 50/50 sale proceeds split between the County and Land Bank.
- Finalizing the project and the issue of DEC delaying the project was discussed.
- Plans for the property were discussed. The original plan was to sell a vacant lot.
- Mr. Coyle suggested we draft a letter to the Chairman and representatives explaining with our funding and the limited timeline and limited number of projects, we would like to move the project with Lima.
- The Board agreed to proceed as planned.

Agenda Item	Property Updates
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Price Street, Nunda

- The demo design is nearly finalized and ready for review.
- LiRo's subcontractor Architectura is creating the new build design.
- The goal is to have the demo and new build happen back to back in order to improve the efficiency of the project.
- Environmental review resulted in tree cutting delayed due to bats.
- Various issues causing delays in the development of demo and new build plans were discussed.
- Mr. Pangrazio suggested a bilco door be added. The committee agreed.

32 Jefferson Street, Dansville

- LiRo conducted an inspection on 5/16, he only found some minor items needed addressed.
- The neighbors on the south side are putting up a fence, so the property will be fully fenced in.
- We have approved construction of a similar fence on the north side of the property.
- The property will be listed for \$225,000.

36 South Street, Leicester

- The property was purchased for \$43,340, including closing costs the total was \$46,560.62.
- Painting was discussed.
- Contingency for asbestos finding was discussed.

Agenda Item**Prospective Properties****St. Mary's School, Dansville**

- Brownfield property due to asbestos in the ceiling and potentially the tiles.
- We have funding for Phase 1 and 2 assessments and a revolving loan fund for remediation that can be paired on this project.
- This property could be converted to housing. There is potential for either market or supportive housing. In either case, a developer partner is needed.
- The seller wants \$125,000 for the property, he acquired it for \$55,000 and has not done anything with it.
- Use of the property was discussed.
- Potential community partners were reviewed.
- Contamination of asbestos has been a deterrent for the sale of the property.
- To remediate the building and the Land Bank's role was discussed.
- Phase 1 work could be done in 4-5 months.
- Ms. Ellis spoke about activities she is working on with DSS on community readiness for development, for all income spectrums and all types of housing. They will be working with leadership, code enforcement and other parties. This will be done in the next few months. Contract will be going to the Board in June.
- Empty schools that could be properties for potential housing was discussed.
- Ms. Ellis noted that providing housing for the aging community will free up housing for younger families.

61 Perine St, Dansville

- Previously a house with a store in the front. Currently vacant.
- Mayor Haywood has indicated this is a vacant property he would like to see the Land Bank demo.
- Requested any contact info the Mayor might have for this property.
- Property location was discussed.
- Ms. Crowe noted we are looking at Dansville properties due to the County Brownfield grant has a small area plan and the Mayor has given options.

Assembly of God Church, Dansville

- According to Mayor Haywood the Church would like to sell this property.
- Most likely would have to be demolished which could run into issues with SHPO review. If it could be rehabilitated, this could be an interesting project

- The historic office will be involved.

148 Lima Rd, Municipality of Village of Geneseo

- The owner of the property came to the Land Bank for a private sale.
- June 6th tour has been scheduled.
- Ms. Ellis noted a potential flooding issue.

27 Jefferson St, Municipality of Village of Dansville

- Listing info: • \$59,900 • 3 beds • 1 bath • 1,206 sqft • 8,581 sqft Lot
- The property is located across the street from 32 Jefferson.
- Foundation will need to be repaired or demo.
- Nice lot with a shed in the back yard. Exterior features of the property look updated.
- Jeff will put together rehab numbers.
- Discussion on price took place.
- The committee made the decision to offer \$40,000 with intention to renovate.

30 Oak St, Avon

- Listing info: • \$210,000 but also listed as a bank owned auction. Tony is getting info about which listing is correct. • 4 beds • 2 baths • 1,966 sqft • 9,570 sqft Lot. Foundation issues, an addition is walls and roof over a deck with no foundation.
- Purchased for \$175,000 in 2022, so it is possible we could purchase for roughly \$180,000 plus closing costs.
- With some minor cosmetic updates, it could go for well over \$200,000.
- Tony can bid if we have to buy it through auction.com. Through auction.com's first look program, non-profits, government entities, and homeowners have the ability to bid before investors. This first look period is open today and ends June 4th.
- First look was discussed and what to potentially offer in auction.

Village of Mt. Morris Properties

- Mayor Bacon has reached out identifying a number of potential properties for the Land Bank, she is interested in the Land Bank continuing to work in Mount Morris.
- Current properties identified and discussed were:
 - a. 21 Fairmont Street
 - b. 68 Hopkins Street
 - c. 51 Hopkins Street
 - d. 16 Walnut Street
 - e. 4&6 Parker Road
 - f. 10 Parker Road
 - g. 23 Erie Street

Agenda Item	Other Business
	<ul style="list-style-type: none"> • Phase 1 funding of \$100,000 will be available for operations again. • Discussion on presentation for Public Authorities Board. We will seek advice from the new legal team. • The benefit of having staff obtaining real estate license was discussed.
Adjourn	Next Meeting
The next meeting is Thursday, June 26, 2025 in Room 205/208 @ 1:30 p.m.	
Mr. Pangrazio asked if there was a motion to adjourn.	
<i>A motion to adjourn was made by Ms. Hillier and seconded by Mr. Fuller.</i> The motion carried.	
Mr. Pangrazio adjourned the meeting at 10:16 a.m.	

Respectfully submitted, William Bacon, Secretary
Recorded by, Amy Lutz, Administrative Secretary