

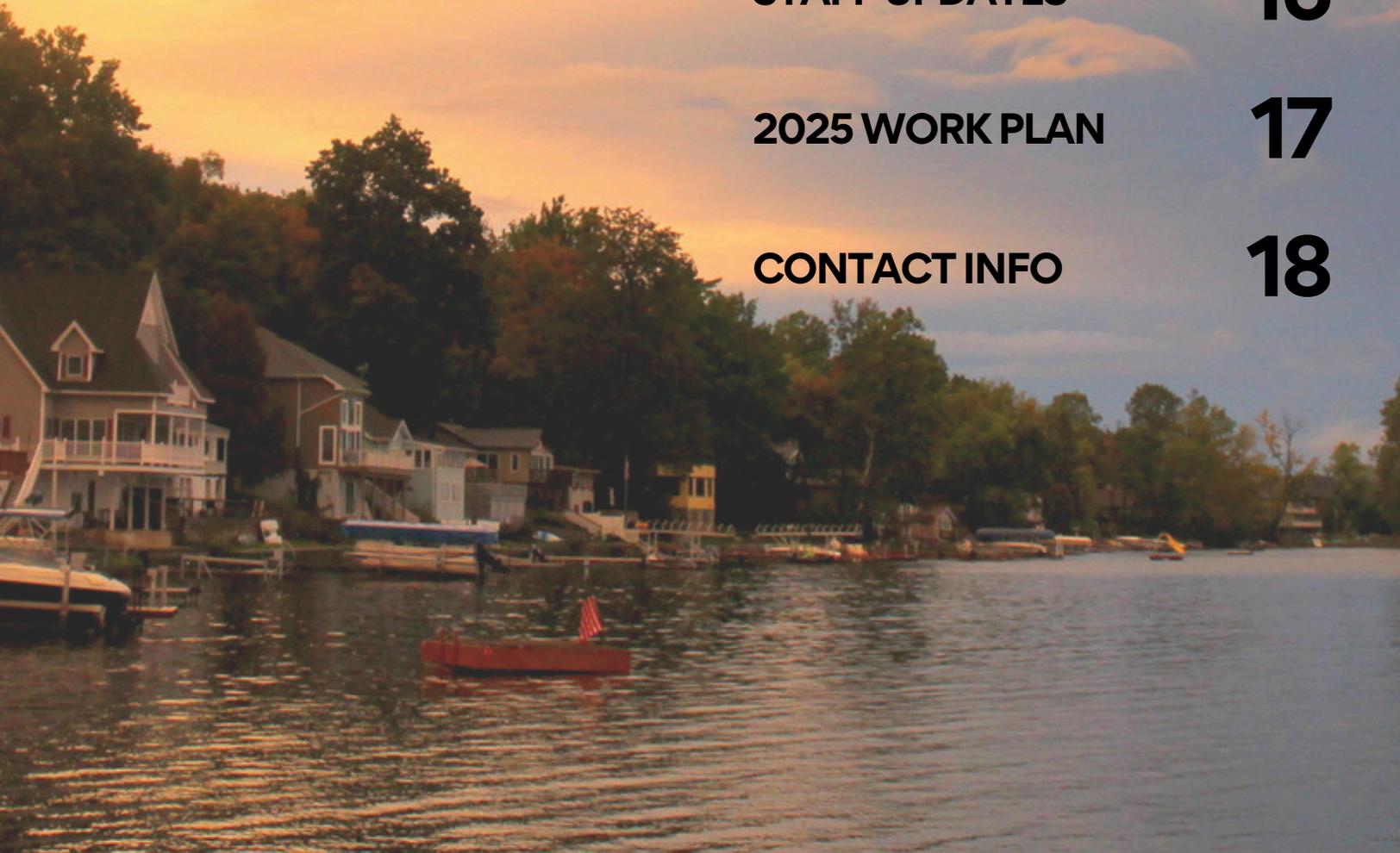


# ANNUAL REPORT AND WORK PLAN 2024 & 2025



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# LIVINGSTON COUNTY LAND BANK OVERVIEW

## ABOUT US

Founded in 2017, the Livingston County Land Bank is a not-for-profit corporation based in Livingston County, New York. The Land Bank is dedicated to restoring communities across the County by acquiring vacant, abandoned, underutilized, and tax delinquent properties for demolition, rehabilitation, or sale to responsible owners. By working with our communities, state partners, contractors, and Livingston County government, the Land Bank is able to successfully and responsibly carry out its mission to support community development across the County.

## 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.

# OUR TEAM

## BOARD OF DIRECTORS

Amy Davies -Treasurer

Angela Ellis - Member

Daniel Pangrazio - Chair & FOIL Appeal Officer

Ian Coyle - Member

Shannon Hillier - Attorney & FOIL Officer

William Bacon - Secretary

William Fuller – Member

## STAFF

Amy Lutz – Administrative Secretary

Megan Crowe – Executive Director

Nate Cole – Community Development Specialist

Penny Trimm – Principal Account Clerk

# 1920 BUELL AVENUE, VILLAGE OF LIMA



## BEFORE



## PROGRESS

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 cleanup of the contaminated soils in Summer 2023 and is continuing to work to remediate the property.

## AFTER



TOTAL COST TO DATE:

**\$45,933.38**

# 24 STANLEY STREET, VILLAGE OF MOUNT MORRIS



## BEFORE



## PROGRESS

The Land Bank originally acquired this blighted Mount Morris property in January of 2022 from the County tax foreclosure auction. The Land Bank bid out the project in October 2023 and awarded the rehabilitation to Avon-based local contractor Vonglis Enterprises. Extensive renovations were performed which restored the premises back to a safe and attractive residential living space. After completion of renovations, an open house was held to show the property. The property finally sold on November 4, 2024 for \$170,000.

## AFTER



TOTAL COST :  
**\$212,144.27**

REVENUE:  
**\$169,000**

NET LOSS:  
**-\$43,144.27**

# LIVINGSTON COUNTY LAND BANK CORPORATION CELEBRATES SUCCESSFUL MOUNT MORRIS PROPERTY REHABILITATION

**GENESEO, N.Y., NOV. 22, 2024**

The Livingston County Land Bank Corporation is pleased to announce the rehabilitation and sale of another of the area's previously vacant properties. Located at 24 Stanley Street in Mount Morris, N.Y., the project marks the latest success in the Land Bank's ongoing efforts to bring unused properties back to productive use across the region.

The Land Bank originally acquired the blighted Mount Morris property in January of 2022. The nonprofit group partnered with Avon-based local contractor Vonglis Enterprises to perform extensive renovations which restored the premises back to a safe and attractive residential living space.

"It's great to see the Land Bank fulfill its mission of turning vacant properties into productive homes," said Livingston County Land Bank Board Chairman Dan Pangrazio. "The success of this project shows that the Land Bank can continue to effectively pursue its mission in towns and villages across the county".

Since its establishment in August of 2017, the Livingston County Land Bank Corporation has actively worked to address vacant and abandoned properties throughout the region. The organization's efforts have resulted in a number of successful property redevelopments along with several strategic demolitions, all aimed bringing unused or underutilized tracts back to productive use.

"Seeing a vacant home be rehabilitated and turned into a nice new home for a family was great, and the Land Bank was essential to making this happen," said Mount Morris Mayor Joel Mike. "The Land Bank will continue working to develop vacant properties into productive homes for the benefit of the communities and families of Livingston County."

Livingston County Landbank Interim Executive Director Ian M. Coyle praised local community partners for their efforts on the project.

"Several folks deserve recognition for helping to make this project a reality," he said. "Among them are Vonglis Enterprises Owner Peter Vonglis, Realtor Anthony Scorsone, and all of our many partners on this successful redevelopment."

The Land Bank's mission is to support community development and boost the local economy by returning vacant, abandoned, underutilized, and tax-delinquent properties to productive use. Land Bank officials invite realtors, homeowners, code enforcement officials, and municipal leaders to join them in working to meet the community's needs for housing, recreation and other productive land uses.



# 32 JEFFERSON STREET, VILLAGE OF DANSVILLE



## BEFORE



## PROGRESS

The Livingston County Land Bank acquired this property from the County Tax Foreclosure Auction in 2022. LiRo engineers created a demolition bid package that was awarded to Empire Building Diagnostics in June 2022, and the demolition was completed in September 2022.

Following demolition, the Land Bank bid out plans designed by LiRo Engineers in March 2024 which was awarded to Avon Modular Homes, and construction commenced in October. A new modular home is being constructed on the property and construction is expected to be completed in spring 2025.

## AFTER



TOTAL COST TO DATE :  
**\$352,229.45**

ESTIMATED SALE PRICE:  
**\$215,000 - \$220,000**

# 52 WEST MAIN STREET, VILLAGE OF AVON



## BEFORE



## PROGRESS

The Livingston County Land Bank acquired this blighted property through a private real estate transaction in October 2023. A demolition design and bid package developed by LiRo Engineers was issued in May 2024 and was awarded to Wargo Enterprise in June 2024. Demolition commenced and was finished in September 2024 helping improve the character of West Main Street in Avon. The parcel is in the process of being sold to the neighboring property owners.

## AFTER



TOTAL COST:  
**\$66,211.91**

SALE PRICE:  
**\$1,500**

NET LOSS:  
**-\$64,711.91**

# 1 PRICE STREET, VILLAGE OF NUNDA



## PROPERTY UPDATE

The Livingston County Land Bank acquired this property through a bank foreclosure auction in April 2023. Potential buyers have backed out of a purchase of this property. The Land Bank has decided to use LBI Phase II funding to demolish the house and is exploring options for redevelopment.



TOTAL COST TO  
DATE:  
**\$59,115.25**



# MOBILE HOME REPLACEMENT PROJECT

## PROJECT UPDATE

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 three dilapidated mobile homes and to install new septic systems. The project was in partnership with Cattaraugus Community Action (CCA) and the Land Bank, with CCA managing program delivery and the Land Bank overseeing completion of administrative and grant reporting. The mobile home replacements were all completed by November 2024, providing three families with beautiful new homes. The grant was extended until December 31, 2024 with the closeout completed end of 2024.

# LIVINGSTON COUNTY CELEBRATES SUCCESSFUL MOBILE HOME REPLACEMENT PROJECT

**GENESEO, N.Y., JAN. 15, 2025**

Livingston County is pleased to announce the successful replacement of three area mobile homes funded by the New York State Office of Community Renewal Mobile Home Replacement Program.

In November 2022, Livingston County was awarded \$550,000 in NYS Community Development Block Grant Housing funding from the NYS Office of Community Renewal to remove and replace three mobile homes in the county. This program enabled the county, in partnership with the Livingston County Land Bank, to serve property owners in rural areas who often do not benefit from federal or state public infrastructure programs.

“This grant was a great opportunity to serve our rural residents,” said Livingston County Board of Supervisors Chair David LeFeber. “Ensuring affordability and quality of housing is a critical part of Livingston County’s infrastructure.”

Completed in November of 2024, the replaced mobile homes provided three local families with new homes, as well as septic systems. The new units all feature Energy Star certifications with high rating insulation; 95% or higher energy efficient furnaces; balanced electrical systems with high efficiency LED lighting; windows and doors rated for improved heat retention and prevention of air infiltration; reduced flow rate plumbing fixtures designed to conserve water; and improved siding and roofing materials.

Ruth Concepcion and Sean Daley of Conesus were among those selected to participate in the program through a lottery process. Both were amazed to see the savings produced by their new energy efficient home.

Concepcion stated, “I was so excited to see the first electric bill come in. It is almost half of what it used to be.”

The new homes’ use of energy smart building materials and appliances will save the homeowners 30% or more on energy costs, while lowering the overall carbon footprint.

Reflecting on the experience of being in this program, Concepcion said, “When this program became available, I was in tears. I was so excited at the thought of a new home that wouldn’t require constant work or unthawing frozen pipes all winter. I strongly encourage eligible applicants to apply to be part of this program when the county does it again. It was a blessing.”

A key factor in the success of this project was the collaborative effort with the Livingston County Land Bank, which played an essential role in administering the initiative.

“We are proud to have delivered the three new homes to families in Conesus, Nunda, and Springwater,” said Livingston County Land Bank Board Chair Dan Pangrazio. “These homes offer families not only a beautiful new residence but also a fresh opportunity for stability. The partnership between the county, the Land Bank, and Cattaraugus Community Action was integral to the project’s success. The Land Bank continues to be an effective tool for addressing housing needs directly in Livingston County.”



*PHOTO: RUTH CONCEPCION STANDS IN THE LIVING ROOM OF HER NEWLY BUILT MOBILE HOME IN CONESUS WITH HER DOG, HARLEY. CONCEPCION'S FORMER HOUSE WAS ONE OF THREE SELECTED FOR REPLACEMENT IN THE AREA USING \$550,000 AWARDED TO LIVINGSTON COUNTY THROUGH NYS COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING FUNDING FROM THE NYS OFFICE OF COMMUNITY RENEWAL MOBILE HOME REPLACEMENT PROGRAM.*

# MOBILE HOME REPLACEMENT PROJECT BEFORE AND AFTER

**CONESUS**



**SPRINGWATER**



**NUNDA**



# FUND BALANCES

## PROJECTED INCOME

The Land Bank has brought in \$169,000 from the proceeds of sales bringing the Land Bank's County funds balance to \$288,375 and the organization projects \$221,500 more in proceeds from sales by spring 2025. Additionally, the Land Bank has successfully applied to the Land Bank Initiative for \$2,100,000 of funding through phase I & open round grants.



ARPA	<b>CLOSED OUT</b>
ENTERPRISE	<b>CLOSED OUT</b>
CDBG MHRP	<b>CLOSED OUT</b>
COUNTY FUNDS	<b>\$288,375</b>
HCR LBI PHASE 1	<b>\$53,483</b>
HCR LBI OPEN ROUND	<b>\$2,000,000</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$2,341,859</b>

# 2024 ACCOMPLISHMENTS

- \* Closed out Year 2 of NYS HCR Land Bank Initiative Phase 1 funding and applied successfully for Year 3 funding for \$100,000.
- \* Brought realtor Anthony Scorsone into the team as an advisor and Real Estate Broker.
- \* Began the process of partnering with the DEC and County to create a Memorandum of Understanding. This will alleviate the Land Bank from the liability of past environmental contamination allowing for more effective acquisition and rehabilitation of contaminated properties
- \* Continued membership and active participation in the County's Homelessness and Housing Task Force and the NYS Land Bank Association Board of Directors.
- \* Transitioned to a new Executive Director Megan Crowe and a new Staff Member Nate Cole.
- \* Participated in the NYS Land Bank association rural committee emergency and transitional housing study.
- \* Applied and was approved for NYS HCR Land Bank Initiative Open Round funding for \$2,000,000.



# MOVING ON FROM THE LAND BANK



**ANGELA  
ELLIS**

Former Executive Director

Following an impressive career spanning more than 22 years of dedicated service to the community, Livingston County's Deputy County Administrator for Planning and Special Projects, Angela Ellis, announced her retirement on July 19, 2024.

Angela served as the Executive Director of the Land Bank from its founding in 2017 until her retirement in 2024. She established the Land Bank as an effective and respected organization dedicated to improving Livingston County.

Angela also continues to be involved with the Land Bank serving as one of its Board members.



**IAN  
COYLE**

Former Temporary Executive Director

After more than 16 years of outstanding service to the residents of Livingston County, Ian M. Coyle served his last day as County Administrator on December 31, 2024.

As one of his defining legacies at the County, he played an outsized role in the creation of the Livingston County Landbank Corporation. After Angela's retirement, he served as temporary Executive Director.

Ian continues his commitment to community revitalization serving as one of the Land Bank Board members.

# 2025 WORK PLAN

- \* Demolish 1 Price Street and redevelop the property.
- \* Advance the remediation project in partnership with the DEC at 1920 Buell Avenue for eventual redevelopment of the property.
- \* Acquire new properties and continue to execute the Land Bank's mission with LBI Open Round funding.



# CONTACT US



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