

# 2025 & 2026 ANNUAL REPORT & WORK PLAN



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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

Daniel Pangrazio, *Chair & FOIL Appeal Officer*

Amy Davies, *Treasurer*

William Bacon, *Secretary*

Shannon Hillier, *FOIL Officer*

Angela Ellis

Ian Coyle

William Fuller

## STAFF SUPPORT

Megan Crowe, *Executive Director*

Nate Cole, *Principal Community Development Specialist*

Maggie Smith, *Senior Account Clerk*

Amy Lutz, *Administrative Secretary*

# 32 JEFFERSON STREET, VILLAGE OF DANSVILLE



## BEFORE



## COMPLETED

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 who partnered with Lakeview Construction, and construction commenced in October. Construction was completed in June 2025 and the property was sold on the market with the closing completed in November 2025.

## AFTER



**3 BEDS / 2 BATHS**  
**1375 SQ FT / 0.25 AC LOT**

**TOTAL COSTS :**  
**\$356,729.15**

**SALE PROCEEDS:**  
**\$168,846.43**

# LIVINGSTON COUNTY LAND BANK CELEBRATES SUCCESSFUL SUCCESSFUL DANSVILLE PROPERTY DEVELOPMENT

**GENESEO, N.Y., NOV. 13, 2025**

The Livingston County Land Bank Corporation is pleased to announce the development and sale of another of the area's previously vacant properties. Located in Dansville, N.Y., the project marks the latest success in the Land Bank's ongoing efforts to revitalize neglected properties across the County.

The Land Bank originally acquired the property in January of 2022. The not-for-profit corporation demolished the property's existing structure and built a new modular home on the lot.

"This project shows the ability of the Land Bank to acquire and develop properties that are often ignored" said Livingston County Land Bank Board Chairman Dan Pangrazio. "Neglected properties like this one will often sit vacant for years, but the Land Bank has the ability to demolish and build new homes - providing a great benefit to these neighborhoods."

Livingston County Land Bank Executive Director Megan Crowe praised local community partners for their efforts on the project.

"Several folks deserve recognition for helping to make this project a reality," she said. "Among them are Avon Modular Homes, Lakeview Construction, and Realtor Anthony Scorsone, who all contributed to this successful redevelopment."

Since its establishment in August of 2017, the Land Bank 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.

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.



*PICTURED: SOME OF THE LIVINGSTON COUNTY LAND BANK BOARD MEMBERS (FROM LEFT: AMY DAVIES, BILL BACON, AND CHAIRMAN DAN PANGRAZIO) AND STAFF (NATE COLE AND EXECUTIVE DIRECTOR MEGAN CROWE) AT THE COMPLETED HOUSE.*

# 1920 BUELL AVENUE, VILLAGE OF LIMA



## BEFORE



## PROGRESS

Originally acquired by the County from a tax foreclosure, 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 plans to renew this Co-Development agreement in 2026. The Land Bank demolished the building down to the concrete slabs in December 2021 through the use of Enterprise grant funds. In The NYS DEC completed the cleanup of the contaminated soils in June 2025, and will monitor the soil for 3 years.

## AFTER



TOTAL COST TO DATE:

**\$45,933.38**

# 1 PRICE STREET, VILLAGE OF NUNDA



## BEFORE



## PROPERTY UPDATE

The Livingston County Land Bank acquired this property through a bank foreclosure auction in April 2023. The property was demolished in November 2025 by Geiter Done and will have a new modular home installed in 2026 by Lakeview Construction.

Partners: Lakeview Construction, Malone Modular Homes, Geiter Done of WNY

## AFTER



**3 BEDS / 2 BATHS / 2 CAR GARAGE**  
**1474 SQ FT / 3 AC LOT**

**TOTAL COST TO DATE: \$116,212.02**  
PROPERTY MAINTENANCE: \$3,693.63  
ACQUISITION: \$56,952.18  
PREDEVELOPMENT: \$41,955.20  
CONSTRUCTION: \$10,861.01  
LEGAL SERVICES: \$2,750

# 36 SOUTH STREET, VILLAGE OF LEICESTER



## BEFORE



## PROPERTY UPDATE

The Livingston County Land Bank acquired this property on the market in May 2025. The property is being rehabilitated by Vonglis Enterprises and is expected to be completed by June 2026.

Partner: Vonglis Enterprises

## ONGOING WORK



**3 BEDS / 1.5 BATHS**  
**1578 SQ FT / < 1 AC LOT**

**TOTAL COST TO DATE: \$62,406.13**  
PROPERTY MAINTENANCE: \$3,783.39  
ACQUISITION: \$49,060.62  
PREDEVELOPMENT: \$15,741.61

# 7313 GROVELAND STATION RD, TOWN OF GROVELAND



**3 BEDS / 1.5 BATHS  
1270 SQ FT / <1AC LOT**

**TOTAL COST TO DATE: \$73,742.18**  
ACQUISITION: \$72,672.18  
PREDEVELOPMENT: \$1,070

## **PROPERTY UPDATE**

The Livingston County Land Bank acquired this property on the market in September 2025. Bids were received December 18, 2025 and an award will be made in 2026. The property is planned to be rehabilitated by June 2026.

Partner: Vonglis Enterprises



# 18 MILL STREET, VILLAGE OF NUNDA



**3 BEDS / 2 BATHS / 2 CAR GARAGE  
1532 SQ FT / <1 AC LOT**

**TOTAL COST TO DATE: \$78,751.36**  
ACQUISITION: \$78,751.36

## PROPERTY UPDATE

The Livingston County Land Bank acquired this property on the market in December 2025. The property is planned to be rehabilitated by in 2026.



# ACCOUNT BALANCES

**As of 12/31/2025:**

<b>LBI Open Round account balance:</b>	\$216,000.00
<b>LBI Open Round grant funds disbursed:</b>	\$240,190.09
<b>LBI Open Round grant funds remaining:</b>	\$1,759,809.91
<b>LBI Phase 1 account balance:</b>	\$378,380.56
<b>LBI Phase 1 grant funds disbursed:</b>	\$100,000
<b>LBI Phase 1 grant funds remaining:</b>	\$100,000
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<b>Total Grant Funds Available:</b>	\$1,859,809.91
<b>Total Funds Available:</b>	\$2,454,190.47

# 2025 ACCOMPLISHMENTS

- \* Closed out Year 3 of NYS HCR Land Bank Initiative phase 1 funding and applied successfully for a new Land Bank Initiative Phase 1 grant for \$100,000.
- \* Awarded an additional \$2,000,000 in Land Bank Initiative funds for construction and rehabilitation projects.
- \* Continued membership and active participation in the County's Homelessness and Housing Task Force and the NYS Land Bank Association Board of Directors.
- \* Participated in a housing study w/ Community Intelligent Planning to assess community and partner readiness for housing projects in Livingston County.
  - Met with 23 Municipalities.
  - Met with developers, not for profit housing organizations, and professional organizations.
- \* Completed the 32 Jefferson Street Dansville new build.
- \* Completed a RFP and entered into a contract for legal services with Hurwitz Fine P.C.
- \* Staff attended the 2025 NYLBA conference providing connections with other Land Banks and highlights on their unique programs as well as updates on tax foreclosure laws.
- \* The NYLBA Report Emergency Housing in Rural Upstate New York was released in which Livingston County was highlighted as a case study.
- \* Applied to the Mobile and Manufactured Home Replacement grant as a subgrantee to Livingston County.
- \* Applied to the Vacant Rental Program grant and was awarded \$2,500,000.

# 2026 WORK PLAN

- \* Acquire 1-2 more properties with Land Bank Initiative funding for housing projects.
- \* Complete projects at 1 Price Street, 36 South Street, 7313 Groveland Station Road, and 18 Mill Street.
- \* Finish the housing study with Community Intelligent Planning and begin implementing the work plan through grant applications and Land Bank projects.
- \* Apply to new grant funding after the completion of the Land Bank Initiative grant.
- \* Begin work on the Mobile and Manufactured Home Replacement grant
- \* Successfully implement the Vacant Rental Program and begin rehabilitation activities
- \* Hold a Land Bank strategic planning session
- \* Expand the Land Bank Board to increase community representation
- \* Partner with the County on housing initiatives

# CONTACT US



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