

Oswego County

**LAND
BANK**



44 East Bridge Street, Suite 303, Oswego, NY 13126

AGENDA

OSWEGO COUNTY LAND BANK CORPORATION

October 20th, 2017

46 East Bridge Street, 4th Floor, Conference Room E

Time: 9:00 a.m.

- 1) Call to order/roll**
- 2) Approval of minutes**
- 3) Treasurer's report**
- 4) Committee report**
 - i) Audit**
 - ii) Finance**
 - iii) Governance**
 - iv) Property**
- 5) Director's Report**
 - i) Property updates**
- 6) Budget**
 - i) Enterprise**
 - ii) Financials**
- 7) Old Business**
- 8) New business**
 - i) New Properties**
- 9) Adjournment**

OSWEGO COUNTY LAND BANK CORPORATION

September 22, 2017 - 1:00 pm

County Office Building

4th Floor Conference Room E

PRESENT:

Shane Broadwell
Kim Park
Joe Fiumara
Steve Gaffney
David Turner
Paul Stewart
Rich Mitchell
Philip Church
Dan Farfaglia
Jim Bell

STAFF/GUESTS:

ABSENT:

Marty Webster
Jim Dowd
David Domicolo

MEDIA:

Matt Reitz, Pall-times

Shane Broadwell called the meeting to order at 1:00 pm.

Minutes

Motion to approve: Dave Turner

Second: Steve Gaffney

Vote: Unanimous, motion carried

Treasurer's Report

Kim Park discussed the statement of financial position and statement of activity as of July 31, 2017.

Committee Reports

- a. **Audit** – None.
- b. **Finance Committee** – None.
- c. **Governance Committee** – Joe Fiumara noted the committee would like Steve Gaffney to replace Justin Rudgick.

Motion to replace Justin Rudgick with Steve Gaffney on Governance

Committee: Dave Turner

Second: Phil Church

Vote: unanimous, motion carried

- d. **Property Committee** – Dave Turner reported they reviewed status of several current-owned properties as well as some proposals. Also discussed properties proposed from city of Fulton and will have recommendations forthcoming. Need to review and visit city of Oswego before we make recommendations.

Director's Report

Property updates – Kim Park reviewed the current list of 20 properties including demolitions and rehabs. She also stressed the need to look for more rehab properties as opposed to demos.

Kim updated the board on 12 N. 5th in Fulton. This will be LISC funded. They tightened up work scope and budget. Joe Fiumara added they just wanted clarification and feels it was close to what we need to get the house done. Dave Turner suggested a motion that allows them to move forward if they get a response before the next Board meeting that satisfies their concerns with regard to contingency.

Motion to pre-approve execution of contract for 12 N. 5th Street in Fulton subject to County Attorney review: Dave Turner
Second: Steve Gaffney
Vote: unanimous, motion carried

Rich Mitchell will write resolution for the record.

Budget

- a. **Enterprise** – We are now in and nearing the end of Quarter 3. In the month of August there was a hold up on Enterprise getting the contract signed and returned which allows us to make a draw. For the last reporting phase (due 5th of each month) we put in for a draw for Quarter 3 and received first draw on Tuesday (\$178,000). Will have almost \$33,000 put back into our funds for the demos. List of about 6 demos average to be about \$50,000 and two rehabs (estimated approximately \$45,000-\$50,000 each). Kim doesn't foresee requesting a draw for quarter 4 – will depend on what we gain in properties in the very near future. Enterprise likes to see the money spent if you make a draw.
- b. **Financials** – discussed under Treasurer Report.

New Business

- a. **Lot purchase offers**
 - 1) 58 East 11th Street, Oswego – buyer rescinded offer
 - 2) 1395 Co. Rt. 53, Oswego – \$5000
Motion to accept offer from Robert Cole for \$5000: Joe Fiumara
Second: Paul Stewart
Vote: unanimous, motion carried
 - 3) 112 Center Street, Cleveland - \$1000
Motion to accept offer from Anthony Williams for \$1000 with note to include terms of enforcement mortgage: Paul Stewart
Second: Joe Fiumara
Vote: unanimous, motion carried

- 4) 956 Co. Rt. 37, Central Square - \$5000 and will demo within 12 months
Motion to accept offer from Vincent Spinella for \$5000 with note to include terms of enforcement mortgage: Steve Gaffney
Second: Dave Turner
Vote: unanimous, motion carried

b. New properties –

Resolution approving acquisition of 552 West Third Street South in Fulton

Motion to approve with intent to rehab: Dan Farfaglia

Second: Phil Church

Vote: unanimous, motion carried (Joe Fiumara abstained)

Resolution approving acquisition of 154 North 7th Street in Fulton

Motion to approve with intent to demolish: Dave Turner

Second: Steve Gaffney

Vote: unanimous, motion carried (Joe Fiumara abstained)

Kim Park added going forward we have to firm up what the demo list looks like and what we're going with so that the contractor can get mobilized in the area before winter. Shane Broadwell asked the Finance Committee to meet to do a forecast.

Shane Broadwell – added that we're in the last month of the StepOne contract. He will be working with Kim on maintaining the Facebook page.

Jim Dowd and Kim Park will begin working on the 2018 budget.

Adjournment

Motion to adjourn: Joe Fiumara

Second: Dan Farfaglia

Vote: Unanimous, motion carried

Meeting adjourned at 2:10 pm

Next meeting will be the third Friday in October at 9:00 am.