Monthly Board Meeting

February 10, 2016

SUNY Tech Incubator, Main Conference Room

214 Central Avenue, Dunkirk, NY

9:00 am – 10:00 am

Attendees: M. Geise, P. Lombardi, J. Calfisch, S. Abdella, A. Resnick, J. Gossett, P. Whitford., B. Carlson, H. Butler, S. Butler, J. Cameron

Excused: G. Paradis

Absent: J. Hemmer

Guests: Vince DeJoy, Nichole Gugino (Observer)

1. Peter called the meeting to order at 9:00 a.m., and welcomed soon-to-be new Board member Nicole May (upon ratification by the legislature) and reporter Nichole Gugino.

1. No minutes were available from the previous Board meeting held January 20, 2016 at 200 Harrison Street (Room 203 IDA Building), Jamestown, NY, but will be made available at the next board meeting.
2. Property Disposition Recommendation: (Resolution #02-10-16-01)
* 45 Franklin Street, Westfield, NY: Mark Geise briefly discussed the proposal presented by Frank Anthony Paternosh, and upon the recommendation of the Acquisition Disposition Committee, the above referenced Resolution (which is also attached) was approved with a motion by made by Paul W., seconded by Jim C. (all voted to approve with the exception of Aaron R. who recused himself from voting).
1. REO Program Update:
* 642 Winsor Street, Jamestown: Mark updated the Board regarding his ongoing discussions with the mortgage holder of this property. It was noted that this property was previously discussed with the Board at the January 20th meeting. It was further noted the property is located in the City’s Historic District. After an extended negotiation with the mortgage holder, a selling price of $35,000 was established, which exceed the ($32,000) amount allowed by resolution (#1-13-16-02) passed at the January 20th meeting. After a brief discussion and upon the recommendation of Steve Abdella, the Board made an amendment to the resolution on a motion made by Scott B., that was seconded by Paul W. to allow for the purchase of 642 Winsor Street and the adjoining driveway property for a fee not to exceed $37,000. Motion carried unanimously.
* As a separate matter within this discussion, Mark indicated he attended the REO auction for 22 Vega Street, Jamestown in January (this location was also discussed at the January 20th meeting) conducted at the County Clerk’s office, and a bid price of $8,700 was accepted. Upon transfer of this property to the Land Bank, this location will be advertised and listed for sale via the MLS like all of our other Rehab 4 Sale properties.

5) Mark gave a progress report on demolition of the Portage Inn located in Westfield, NY. Phase I of the project was accomplished in December, 2015, while Phase II of the project will involve the removal of the demolition material and transfer of it to the landfill. It was competitively bid by JURA, and Pierce Services of Fredonia was the low bidder for this phase of the project. The total quantity, which was determined by taking an average of all of the bidders’ estimates, is estimated to be approximately 1,000 tons. Mark organized a meeting in Westfield with the Village and Town representatives, the County DPW, and JURA to discuss the logistics and process associated with the landfill tipping fee credit program. The Village of Westfield is in the process of contacting other Townships asking them to share their landfill credits to help cover the required credits for disposal of this material at the landfill. Mark indicated the Land Bank should be prepared to make up the difference of the tipping fee costs that cannot be covered by the Village. Mark and Gina discussed this scenario with OAG, and they did not object. Mark and Vince DeJoy also gave updates on mixed-use demolition projects on Main Street in Fredonia, on Willard Street in Jamestown, and on Main Street in the Hamlet of Stockton, and discussed the rural residential demolitions on James Street in Falconer (residential) and on Olive Street in Lakewood (residential).

6) Jennifer Cameron gave the Board a brief update on the year-end audit being prepared by the BWB, as well as the year end PARIS report. Jenn indicated that this year’s audit is complicated by the fact that we switched everything over to quick books recently, and BWB needs to get familiar with the new accounting methodology. We have asked them to contact/meet with and Baghat Laurito Baghat and Land Bank representatives to discuss this new accounting methodology, the results of which will be the basis for the PARIS report.

7) Peter indicated that he has submitted a slate of officers to the Goverance Committee for the upcoming annual meeting in March. The governance committee is meeting after the land bank meeting to discuss policies and procedures.

8) Other Comments:

- Jenn updated the Board on the present status of the Land Bank’s website via an audio demonstration. She indicated there has been a soft launch. Her and Mark talked through some of the features, and asked the Board to visit the site and send along any comments they may have.

- Mark briefly discussed the possible donation of five (5) properties from the Hank Serafin estate in Dunkirk, which were also discussed at the January 20th meeting. Acceptance of these properties will remain on hold until further information becomes available from the attorney representing the Estate and the City of Dunkirk.

- Mark also brought to the attention of the Board the County of Chautauqua Industrial Development will be moving their offices in late spring to the BWB Building located on West Third Street in Jamestown. The concern at this time is if the Land Bank will be able to retain their office space at the Harrison Street location or will have space at the new location for their office. Mark has a call into Rich Dixon to seek clarification, but as of this time has no further information. No other comment followed this discussion other than more information is needed.

9) Peter indicated the next meeting is scheduled on March 9th at the IDA offices on Harrison Street in Jamestown. A motion was made to adjourn the meeting, seconded and carried unanimously.