



Board Special Meeting Minutes
August 19, 2013

Board Members Present:

Peter Lombardi
 James Caflisch
 Brian Lydic
 William Carlson
 William Morrill
 John Hemmer
 Vince DeJoy
 Jeffrey Gossett

Board Members Absent:

Lori Cornell
 Steve Neratko
 Mike Bradshaw

The meeting was called to order by Chairman Peter Lombardi at 3:05 P.M. Mr. Lombardi explained that a special meeting was scheduled to discuss several issues that couldn't wait until the regular meeting, which is typically held on the second Wednesday of the month (which in this case would have been September 11, 2013).

Resolution #1

Mr. Geise and Mr. Caflisch explained that the County Legislature approved a resolution transferring 12 properties from the list of County tax foreclosed properties to the Chautauqua County Land Bank, as discussed and officially approved by the board in July 2013. This resolution will officially approve the transfer of these properties to CCLBC.

The following motion was made by Mr. Lydic, and was seconded by Mr. DeJoy:

RESOLVED, that the Chairman of the Chautauqua County Land Bank Corporation, Peter A. Lombardi, is authorized and empowered to execute all necessary documents on behalf of the Land Bank to accept transfer from the County of Chautauqua the following tax foreclosure properties at no charge, upon such further terms and conditions as negotiated by the Chairman:

<i>City/Town</i>	<i>Village</i>	<i>Parcel ID Number</i>	<i>Property Location</i>
<i>City of Dunkirk</i>		<i>060300-79.14-3-24</i>	<i>101 Park Ave</i>
<i>City of Dunkirk</i>		<i>060300-79.14-8-16</i>	<i>423 Swan St</i>
<i>City of Dunkirk</i>		<i>060300-79.20-7-55</i>	<i>233 Lincoln Ave</i>
<i>City of Jamestown</i>		<i>060800-370.15-3-9</i>	<i>141 Beechview Ave</i>
<i>City of Jamestown</i>		<i>060800-370.16-2-37</i>	<i>241 Clyde Ave</i>
<i>City of Jamestown</i>		<i>060800-370.19-2-15</i>	<i>1115 Prendergast Av</i>
<i>City of Jamestown</i>		<i>060800-387.17-1-34</i>	<i>1309 Newland Ave</i>
<i>City of Jamestown</i>		<i>060800-387.39-1-56</i>	<i>76 Fairmount Ave</i>

Stockton	Village of Cassadaga	066801-182.17-1-37	36 N Main St
Westfield	Village of Westfield	067201-192.20-2-54	39 N Portage St
Westfield	Village of Westfield	067201-192.20-4-28	12 Union St
Westfield	Village of Westfield	067201-193.17-2-35	25 Academy St

Resolution passed unanimously.

Resolution #2

Mr. Geise explained that the Chautauqua County Land Bank (CCLBC) was approached by Wells Fargo Bank regarding a bank foreclosed property in Stockton that they are willing to donate to the land bank. They stated that they will pay all closing costs, utility bills, taxes, and any other expenses as part of Wells Fargo REO Donation and Discounted Sales Program. Mr. Geise discussed the property, passed around interior and exterior pictures of it, and estimated its value at \$10,000 minimum (2 acres of land and a cabin-type structure that needs some work). Mr. Caflisch stated that he did a “poor man’s” title search and couldn’t find any encumbrances. Mr. Geise said that Rich Dixon did a “Zillow” search and couldn’t find any environmental issues. Several members discussed the fact that there really wasn’t a downside that they could see to the transfer of this property to CCLBC.

The following motion was made by Mr. Morrill and was seconded by Mr. Hemmer:

RESOLVED, that the Chairman of the Chautauqua County Land Bank Corporation, Peter A. Lombardi, is authorized and empowered to execute all necessary documents on behalf of the Land Bank to receive a donation from Wells Fargo Bank, N.A. of the following mortgage foreclosure property, upon such further terms and conditions as negotiated by the Chairman:

<u>City/Town</u>	<u>Village</u>	<u>Parcel ID Number</u>	<u>Property Location</u>
Stockton		066889-215.00-3-57	4199B Bruyer Rd

Resolution passed unanimously.

Resolution #3

Mr. Geise discussed \$20 Million in mortgage settlement grant funding is being made available to the 8 NYS Land Banks via the Office of the NYS Attorney General for the Community Revitalization Initiative Round 1, and CCLBC’s interest in applying for up to \$3 Million to undertake several innovate and unique programs. Mr. Geise expressed his interest in applying for funding, which is due September 20, 2013, to create/undertake the following:

1. County-wide demolition program, with an emphasis in Jamestown and Dunkirk
2. Financial Assistance for Developers CCLBC properties
3. Side lot Disposition Program
4. Establish Repository and Funding for Bank Foreclosed Properties
5. Marketing and website development
6. Administration

Mr. Geise distributed a handout that provided some details about the purpose of each of the programs, as well as the budget for each. After a thorough discussion, the following resolution was made by Jim Caflisch and seconded by Bill Morrill:

RESOLVED, that the Executive Director of the Chautauqua County Land Bank Corporation, Mark Geise, is authorized and empowered to execute all necessary documents on behalf of the Land Bank to submit an application to the Office of the NYS Attorney General for the Community Revitalization Initiative Round 1 to seek up to \$3 Million in funding to undertake programs that are consistent with the mission of the corporation.

The motion passed unanimously.