



## BOARD MEETING SUMMARY

**DATE:**  
9/10/14, 9:00 a.m. – 10:45 a.m.

**LOCATION:**  
200 Harrison Street, Jamestown

**Attendees:** Peter Lombardi (Chair), Mark Geise (Executive Director), Vince DeJoy (Member), Jim Caflisch (Treasurer), Gina Paradis (Administrative Director), Jeff Gossett (Secretary), John Hemmer (Member), Bill Morrill (Member), Steve Abdella (Attorney), Bill Carlson (Member), Beth Kresge (Member), Rich Dixon (IDA- CFO)

**Guests:** Bridgetta Overcash (Beechview Ave resident), Patti Culliton (WeeksSt. Resident)

### HIGHLIGHTS

<b>1</b>	<b>Welcome &amp; Introduction</b> – Beth Kresge was introduced as the newly appointed member of the board, representing the County Legislature. She is replacing Fred Larson who has taken position as City Court Judge in Jamestown.
<b>2</b>	<b>Approval of Minutes</b> - Minutes of 7/9/2014 meeting approved by motion from Jim C; Seconded by John H
<b>3</b>	<b>Financial</b> - Rich Dixon provided a review and summary of the August Financial statement and explained that the statements going forward will reflect the OAG funding separately from the total program
<b>4</b>	<p><b>Properties Status</b> – Ms. Paradis reviewed the activity status of all properties, including those in the Negotiated Sales, Demolition, Side lot and REO programs. Since 2012, the Land Bank has obtained site control of 70 properties, with 29 entering our Negotiated Sales program, 27 headed to the Demolition program, and 14 added to the Side Lot program. 6 properties have been sold and are in some stage of rehabilitation, and the level of interest from potential purchasers/developers is growing daily. There was discussion around the occupancy issues and disposition challenges that have been addressed in recent months.</p> <p>Our guests, Ms. Culliton and Ms. Overcash both spoke to the properties in their neighborhoods and reviewed some back ground, concerns and wishes for the Land</p>

	Bank's intervention.
5	<p><b>Demolitions</b> – Ms. Paradis and Mr. Geise reviewed the changes in policy delivered from the Attorney General's office (OAG). Contrary to our grant application and earlier discussions, the OAG decided that it would not fund demolitions of properties that are condemned but are under private ownership. It was subsequently re-negotiated that the OAG funds could be matched for the overall demolition program, where those funds are used exclusively for properties titled to the Land Bank, County or City, and the City's match would be those funds expended on the demolition of privately-held but condemned or city-owned properties.</p> <p>Some discussion ensued regarding the ability of the rural municipalities to come up with the 50% match; the cities have access to CDBG grant funding for a portion of their match, but the smaller rural communities have no access to additional grant funding. The current resolution does not support the agreements without the 50%. Ms. Paradis reviewed the 2 pending demolitions and the status of each. As we move forward with planning and collect more details, the board will review and consider a new resolution. However, the agreement with the rural municipalities should be reasonable yet equitable with the commitments that the cities are making to the program.</p>
	<p><b>SHPO Review</b> - The recent issue regarding OAG's concern that SHPO reviews be completed on all activities (renos or demos) utilizing their funds was discussed. Although guidance regarding the level of review that may be required is yet forthcoming, Ms. Paradis has secured a quote to have the reviews completed for the slated Jamestown demos; the Land Bank will fund these reviews from OAG grant.</p>
6	<p><b>Formal Request from STEL</b> – Ms. Paradis &amp; Mr. Abdella provided an update to the request from STEL, Inc. to purchase options on some of our Dunkirk acquisitions for the assemblage of parcels they require for an upcoming grant application. Parcels which will be deeded to the Land Bank from the auction will be handled in this agreement; those lots which were pulled from the auction and the lots that will result from planned demos will be handled in a separate agreement with the county. A formal resolution will be reviewed in our next board meeting.</p>
7	<p><b>Acquisition &amp; Revenue Opportunities</b> – Ms. Paradis, Mr. Geise and Mr. Lombardi led a discussion regarding potential acquisitions of REO properties, including 25 Liberty St. and 337 E. Virginia Blvd. Additionally, a brief discussion regarding implementation of a Salvage program and the need for a process to review/accept private property donations was initiated. A meeting of the Acq/Disp Committee will be convened to review and provide recommendations on these issues and to review all available REO properties in market.</p>
8	<p><b>WebSite Development</b> – following discussion of RFP process, interviews and selection of vendors, a motion to approve the contract with Epic Web Studios was made by Bill C; seconded by Jeff G,</p>
9	<p><b>OAG 2<sup>nd</sup> Round Funding (Grant Submittal)</b> – the draft budget supporting a new</p>

	grant application with OAG was reviewed and approved, with a motion by Jim C, seconded by John H.
<b>10</b>	<b>Other</b> –The monthly Director's report was reviewed; no questions raised.

**Next Meeting: October 8, 2014; 9a.m.**