



BOARD MEETING SUMMARY

DATE: 6/14/2023

LOCATION: Gerace Office Bldg. Room 331,
Mayville

Attendees: Bob Scudder, Bonnie Rae Strickland, John Hemmer, Chuck Cornell, Hugh Butler, Lou Drago, Mark Geise.

Staff: Gina Paradis, Jennifer Cameron, Reuben Hernandez, Todd Thomas

Absent: Rebecca Meeder

Excused: Diane Hannum

Guests: Todd Hnatyszyn, board candidate

HIGHLIGHTS

1	<p>Welcome & Privilege of the Floor: Mark G. opened the meeting at 9:10; Gina introduced Todd Hnatyszyn as a candidate for our board, and asked him to provide his own introduction. Todd is a senior VP with UBS Financial Services in Jamestown and has had a long-standing interest in the land bank. He is a financial advisor with 25 years of financial and engineering experience, who specializes in exit strategies for businesses. The Board welcomed him and stated that they appreciated his interest and looked forward to working with him. He and Shelly Lincoln will be appointed officially by the county Executive and then by the legislature in the coming month(s).</p>
2	<p>Approval of Minutes: The minutes of the May meeting were tabled until the next meeting.</p>
3	<p>Property Disposition: Only one property was discussed. A very low offer on 67 Pearl Street., Jamestown. Due to the low offer and potential interest of Habitat to partner on a redevelopment, Mark made a motion to table the disposition decisions, seconded by Bonnie. If Habitat decides not to pursue, Gina will go back to this purchaser and try to negotiate a higher offer. A discussion ensued regarding lead testing and the land bank's current procedure and commitment to identifying and mitigating lead hazards. The staff does its own lead tests, as trained by the Health Dept. and discloses any presence of lead to prospective purchasers. If purchasers have children under the age of 7, lead abatement is required under the minimum scope of work. Funding exists for the</p>

	City of Jamestown properties for the Land Bank to reimburse for these services, and this is communicated to buyers.
4	Financial: Jen provided a YTD Profit & Loss and Program financial. It was noted again that real estate sales were higher than normal due to the closing of Hideaway Bay. “other income” includes CDBG funds from the city of Dunkirk that were expended on the Hands On Neighborhoods Program. Jen explained again how the Cost of Goods Sold represents all property costs leading up to the sale of properties.
5	2023 Auction: Gina and Todd led discussion around the Supreme Court ruling and its potential impact on how the county does tax foreclosure auctions and how the Land Bank acquires property. This is being followed very carefully by the Law Dept., Gina, and many state associations, including the Land Bank Assn. s across the US and the NYS Assn. of Counties. Alternative processes for the Land Bank to acquire properties from the county were discussed, but no actions defined until we here the SCOTUS decision. A list of targeted properties was shared and reviewed with the board. Rehabs available are very limited and restricted further by occupancy; therefore, the Land Bank is only targeting 4-5 rehab properties this year. Demolition properties are plentiful, however, and while risky, the Land Bank will be pulling these from the auction. Discussion around the financial liabilities of taking title to the demolition properties created some concern, however, that is the new requirement of the county, and the alternative would be to leave these properties in the auction, which would have devastating effect on the communities that we serve. A resolution was discussed and passed, with a motion by Mark G., seconded by Lou D. allowing the Land Bank to bid on properties in the event that it could not acquire a targeted property otherwise.
9	Next Meeting & Adjournment: The next meeting will be held 7/12/23 at the same location, 9AM. A motion was made by Lou D., seconded by Chuck C., and carried unanimously to end the meeting.

**Resolutions for Monthly Meeting of
Chautauqua County Land Bank Corporation Board of Directors
June 14, 2023**

Resolution # 06-14-23-02 Authorizing Purchase of County Auction Properties

RESOLVED, that the Executive Director is authorized to bid on and purchase In Reim properties from the Chautauqua County tax foreclosure auction held through Auction International, upon such terms and conditions specified by the Board of Directors and approved by legal counsel.

