

SEVENTH: RECORDING OF THE MONTHLY BOARD MEETING.

On this 13th day of July 2023. Lodi, NY 14860.

Supervisor Kyle Barnhart called the meeting to direct order at 7:01 P.M. leading all in attendance to stand for the Pledge of Allegiance of the United States of America, followed by a moment of silence for our service men and women.

OFFICIAL ROLL CALL:

Roll call taken by Town Clerk Connie Rosbaugh and is as stated.

Those in presences during: Supervisor Kyle Barnhart, Deputy Supervisor/Councilman Lucas Latini, Councilman Trevor Sibley, Councilman Seth Thomas. Councilman Chance Van Cleef . Along with, Town Clerk Connie Rosbaugh. To take the official recording of this said meeting. In representation of Attorney at law; Mike Mirras who is absent from this recording.

Those absent: Attorney of law: Mike Mirras.

AGENDA ADDRESSED AS FOLLOWS

PRESENTERS/PETITIONERS:

Joe McGrath- Finger Lakes Regional Land Bank.

Deputy Director of planning in Seneca County; CEO of the Seneca County Regional Land Bank.

The primary reason that I am here is, that the town has two lots listed for sale in the village of Lodi, that at one point was going to be the location of the Lodi town hall. A new location was found and those lots are now for sale. The main thing that we do is property redevelopment for the community. We take vacant, dilapidated, abandoned, foreclosed, run down properties in Seneca County. We then get grant funds and either rehab them, or rebuild them, and return them back to the community tax rolls.

The Seneca County Land Bank, applied for grant monies to offer full price for both separate lots, and they approved the full asking prices. I am here to represent the purchase offer in full to the Town Board on both those properties. What our intent of those properties is to build two new house on them, that will end up added back to the Lodi Tax Roll.

Joe provided the board with documentation and picture of the 9 completed projects here in Seneca County, explain each one in brief.

Supervisor Kyle Barnhart adds comments on the work of the Land Bank, in support of the work they have done and continue to do in communities.

Karol Titus, ask on the short term rental properties that are very hard to find in the area.

Joe replies that the single family builds do not exclude the possibility of rental properties, but for what the grant would allow and what the goal is, is that each property would be sold to one individual and what they did with the property as the owner would be their choice at that time.

Continued discussion on the opportunities of senior living, rentals and single family units.

Supervisor makes mention that a possible executive session may take place to discuss the Regional Land Banks offer, and further offers received since listing.

Emails conversations and correspondence, no other person present to address the board.

Frank Miller- so other offer had been put in, and they just didn't meet the criteria?

Supervisor Kyle Barnhart, yes we did receive other offers since listing. The Land Bank is here with the full purchase offer of both properties. We have reviewed a few offers, but we received no other, full purchase offer to date for both properties, other than the Land Bank.

Nancy Jones- Lodi Covert Town Line Road- Nancy Jones a resident to Covert is here to address the Lodi Town Board, and has brought along husband David Jones. While Nancy was traveling along Lodi Covert Town Line Road, she passed over a milled section of the road that was under repair. The milled road was guarded by cones that had set in place for a duration of time. While Nancy was traveling on June 12th, she hit the bump, and caused front wheel tire and rim damage to her vehicle, Nancy states that, the warning signs had yet to be put into place, and that she thought that they were not far enough away from the bump. She and her husband took the vehicle in for repair and David is here to present the bill to the Town Board. David provided bill to the town, upon receiving the bill the town ask that a second bill be provided that didn't include the inspection and multiple other repairs related to the vehicle inspection. That an invoice of the tire/rim repair be provided and that after making claim to their insurance to please represent the actual cost to the board, for rectification of the tire and rim damage.

Photograph of tire and rim damage provided.

Wesley Jones- Lodi Covert Town Line Road

Wesley Jones is also here to address the board on the expense of his tires and rims that received damage from hitting the milled section of the road. He has provided the board with a direct bill that details the repairs that had been made, it was also the recommendation to Wesley that he makes claim to his insurance and represents the cost for rectification of the damage.

Invoice of bill provided.

Highway Superintendent addresses:

Rick states that Suit Kote had contacted him and said that they will be showing up tomorrow to cold pave the roads. We no sooner completed that, for the cold patch work and they called back informing us that the machine had broken down. In the meantime, the team was on their way back from getting more cones and further signage. A couple of people came through and popped some tires, and bent rims on two vehicles. It then rained for a week and a half, and suit Kote wouldn't come under those wet conditions. When they finally decided to set up, they set up in Covert instead of Lodi, like first stated.

Even though it couldn't be completed because of things out of my control, while the goes where on their way 2 people went through it. Rick also adds that when he went back to check on the Road later that evening. Someone had thrown all the signage and cones into the nearby creek. Rick has shown the board the photographs he took of them in the creek to the Board.

Rick states that he doesn't mind taking the repair monies out of his budget, but he just felt like something like this needed board awareness and approval.

George Gilbert- addresses the Board on continued efforts on Black Well Creek. Asking if grant monies could be applied for and the timelines of those grants. He offers addition information on other communities who have received funding. Making mention that the Creek is still an issue. Stating that every time it rains, the water comes down and takes a natural path of a driveway and is directed at our property. The wash-out from the rain continue to come down and we are protection our property from flood for the third time. George also states his personal efforts to protect his property from rain washing down the creek on to his property and other wash out area.

Supervisors adds that he does think that the grant timeline is up at this point, and that the town continues to be involved with as much resolution that they are able to at this point.

Deputy Supervisor adds New Business: He has received a few complaints about Lake quality. He states that others are seeing who are familiar with septic's and sewers of the property. These properties get sold and go through the new process, and even with known major issue. Next thing you see is that these properties have been sold and on their way. So as least as of yet... the feedback received is that, that the program is having zero affectivity, and the new spread is based on the zero effectivity, then why do people have to spend the money.

Supervisor ask that Deputy Supervisor put that into an email to send to environmental health. Either you can or I can. Deputy states that he will. People are watching how they execute; they are not meeting the needs of the public. Illegally.

Mrs. Amen address the board on the dredging of the boat launch down at Lodi Point. She states that she made direct contact with Parks headquarters in Trumansburg. Regarding the boat launch, one side is closed and they are waiting on a permit to dredge that part. The south launch, the North launch is open.

About a month ago my son caused damage to his boat rotor, not knowing that side of the launch was not cleaned. Stating that her and her family sped a lot of time at Lodi State Park and its dishearten the wait to get this done, in addition the beach front is covered in dubious, dead fish and other trash of the sort. The beach is littered completely. She asks that if the board has any power in moving things along that, they please do so.

PUBLIC COMMENTS:

MOTION TO ACCEPT THE MINUTES: (THE MONTH PREVIOUS TO THE CURRENT)- Motion in the First made by Councilman Trevor Sibley. Motion in the second by Councilman Chance Van Cleef. All members of the Board **IN FAVOR AND VOTING AYE; MOTION CARRIED WITHOUT COMMENT.**

MOTION TO ACCEPT THE BILL(S): acquired in the previous month(s). Supervisor Kyle Barnhart entertains a motion to accept the bills. Motion in the First by, Councilman Trevor Sibley. Motion in the second by, Councilman Seth Thomas. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

HIGHWAY REPORT—SUPERINTENDENT MR. RICK JACOT.

The team has served and set back up all the equipment. A large amount of cold paving has been completed, with an estimated date to chip seal in August. There is a hold up on Skinner Road as we wait on the contracted Company Silver Line. The box culvert has yet to come in and therefore there isn't anything that we can do about the few folks who have to drive around. Otherwise, when we got on the

square for Tracy Roads, nearly a year ago. Our square has now come up, it's now at \$286,825.05, for a dump truck and plow package. Supervisor ask Superintendent how he intends to pay for it, Superintendent suggest that we see what it looks like financially next year.

Councilman Sibley ask on the possibility of stone being hauled in by another company and that wouldn't it save not on money and payroll times, but also the ware on the equipment. Rick replies that the salt is the major break down of the trucks. Rick states that the standard is to replace such a truck every 7 years, and that we as a town don't do it that way. That the current truck is nearly 22 years old.

Deputy Supervisor makes mention to the other trucks in the fleet, asking about the auction of one and the intent with the old one if we did entertain a new one. He recommends that Rick provide a justification to the purchase.

Superintendent states that they use and need all trucks that they have.

Supervisor Kyle Barnhart entertains a motion to accept the Highway report. Motion in the first by: Councilman Trevor Sibley. Motion in the second by Councilman Seth Thomas. All members of the Board
IN FAVOR AND VOTING AYE: MOTION CARRIED WITH COMMENTS

Mr. Messenger adds in public comments: thanking for the work done on his septic system that he is extremely grateful and looks forward to further remediation of the creek bank. That he knows the run off is an issue, but he is financial and physically unable to do much at this point.

TOWN CLERKS REPORT- CONNIE ROSBAUGH:

Remitting to the Town Supervisor for the intension to be added to the General fund \$ 145.00. To the Department of Agriculture and markets population, \$164.00 no monies collected to the State of New York, the value of \$0.00. no marriage license requested.

The clerk continues to work toward the moving of the old town hall into the new town hall, this last few weeks have been dedicated to Empire, Alarm Tech, and the systems used by the Town to serve the Community, we await dates from the state to move all computers and servers to the new building, otherwise just cleaning, packing and clearing.

Tax Collection report to date.

As of 2023, the Tax Collector Connie Rosbaugh reports that a total analysis of Collections, states that the value of \$1,598,918.72 has been collect and that the Town portion of those funds have been paid in full. Remitting \$526,810.00 to the Town of Lodi General fund, and the value of \$543,603.00, to the Town of Lodi, Highway Fund. Paying off the Towns whole proton of \$1,070,413.00.

Full value payment has been made to the County Treasurer and final interest collected, payment has been made to the Town Supervisor. Concluding the tax year of 2023.

Supervisor Kyle Barnhart entertains a motion to accept the Clerks report. Motion in the first by, Councilman Seth Thomas. Motion in the second by Councilman Trevor Sibley. All members of the board
IN FAVOR AND VOTING AYE, MOTION CARRIED WITHOUT COMMENT.

Committee Reports:

Ag, environments, & infrastructure.

Econ. Dev., Planning, & Tourism.

Building Committee

Finance & Federal Affairs

Further Standing committee reports:

Gov't Ops & Criminal Justice

County Board and Supervisor Remarks:

Supervisor Kyle Barnhart reports that on Tuesday, the County Board passed the proposal to share sales tax. Three and a half years in the making, but really over the last few months did we see things heat up.

The proposal is a bit watered down from my original proposal was to share 20% of the sales tax. That was watered down to 10%. Where we ended up is sharing the, unbudgeted overage of the counties sales tax. To get to the point that we are I had to make concessions on how to protect the counties reserves and fund balance. Ex: if the county budgets 30 million in sales tax, and 33 million comes in. the County will share that overage, with all the Towns and Villages. Split by equalized value. The county takes the first 750,000 of that shared money. Depending on the overage and the original deduction, that will be the value shared. My hope is to see this program expand in the future.

In further, the New Town Hall, as you can see we are in flux. We have begun to move things to the new building and will have a moving team come in soon to give us a quote on bring the remainder over.

The town hall portion is with-in its final weeks, the pantry portion is still seeing a few holds up in email communications, but all seems to be well at this point and we do have the documents in order at this point. We push and email every day, the grant was approved on May 23rd, submitting the final documentation. The payment could be received as early as a day of with-in weeks. It's hard knowing exactly when.

OLD BUSINESS: appointment to the planning board.

The vote on an appointment to the planning board, was tabled by the board until this session.

Motion in the first to re-open, by: Supervisor Kyle Barnhart. Motion in the second by Councilman Seth Thomas. All members of the Board, IN FAVOR AND VOTING AYE: Subject open.

Supervisor Barnhart informs all; that changes have happened in the standing Planning Board Committee, as Debbie Cummings, has giving letter of resignation, in addition to the member Martha Moser, also interested member Maura Toole, has retracted her interest. Member Mark Benjamin contacts, that he does wish to remain on the committee.

Reappointment of standing member Noel Clawson, to fill the position of planning Board Member, for the period of a 5 years, term ending July of the year 2028: Motion in the first by Supervisor Kyle Barnhart. Motion in the second by Councilman Chance Van Cleef. All members of the Board IN FAVOR AND VOTING AYE: MOTION CARRIED.

NEW BUSINESS:

Letter of Recognition:

Mr. Walter Harford: Town of Lodi Proclamation for the Centennial Celebration of Mr. Walter Harford.

Supervisor makes motion to open the subject of Mr. Harford. Motion in the second to open by Deputy Supervisor Lucas Latini. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED.**

Proclaimed, that the Lodi Town Board, on behalf of the residents of Lodi, Commends Mr. Walter Harford at the time of his birthday centennial celebration, and declares July 8th, as "Walter Harford Day" in the Town of Lodi.

Motion in the first by: Supervisor Kyle Barnhart. Motion in the second by, Deputy Supervisor Lucas Latini. All members of the board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITH-OUT COMMENTS.**

Undertake a Government Operations Climate Change Action Plan.

Motion in the first to open subject of G.O.C.C.A.P.. By Supervisor Kyle Barnhart. Motion in the second by Councilman Trevor Sibley. All members of the Board. **IN FAVOR AND VOTING AYE: MOTION CARRIED.**

Councilman Seth Thomas a member of the Climate Smart Committee, this G.O.C.C.A.P. is part of that program, we are eligible for free technical assistance from a consultant from the Genesee Finger Lakes Regional planning council. This is a connection plan that will require public comments and input with overall approval from the Board. This would be very beneficial to get into our comprehensive plan. it's a process that the Planning Board will be involved in, but will not have the pressure of added work as this team will provide them with the climate section of their Comprehensive Plan.

Seth Thomas enters Resolution 17-2023.

WHEREAS: free technical assistance is available to support the development of the inventory and plan from the Genesee/F.L.R.P.C. through a NYS DEC Climate Smart Coordinator Services Contract: and full document of file.

NOW THEREFORE IT BE: resolved the Lodi Town Board hereby; undertake the G.O.C.A.P. and be it further resolved, the Municipal Board authorize submission of this document to the NYS DEC offices for, Climate Changes for consideration of points toward Climate Smart Committee Certification of the Town of Lodi.

Motion in the First by: Supervisor Kyle Barnhart. Motion in the Second by: Councilman Trevor Sibley. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITH-OUT COMMENTS.**

Accept Offer for vacant lots in the Village of Lodi.

Motion in the first to open the subject; Accept the full purchase offer from the Finger Lakes Regional Land Bank Corp. Motion in the first by Supervisor Kyle Barnhart. Motion in the Second by Deputy Supervisor Lucas Latini. All members of the Board **IN FAVOR AND VOTING AYE: subject open;**

Re: The Finger Lakes Regional Land Bank Corporation (F.L.R.L.B.C.) has submit a purchase offer for two building lots in the Towns ownership currently listed for sale in the Village of Lodi. The FLRLBC is offering

the asking price of \$24,000 for 2126 Church Street, and \$13,000 for 8455 Washington Street for a total of \$37,000.

The Town had received a few other offers for this property, we are not permitted to openly discuss those offers as, it was discussed as a Board under Executive Session. All offers made to the town were presented to town board members as they were received.

Clerk: specific information protected under Town Law, sub section 3-16 w/ mention to town law Public officers law subsection 102{3}.

what we can share with you, is that the town had not received asking price for the two separate properties, other than that of the FLRLBC.

Deputy Supervisor Lucas Latin ask Joe McGrath FLRLB that is present to give a few details on the intent of the purchase.

J. McGrath, answers that, if the Town Board accepts the purchase offer and the FLRLBC acquires the properties, we will begin pre development activities including the creation of site plans, and applying for all necessary permits and review required for financing new single family construction. The FLRLBC will be undertaking the same pre development process concurrently with six other vacant lots throughout town, villages and hamlets in Seneca County. With approval and building permits in hand, we will be well positioned to apply for financing to begin new construction on all eight properties. It is expected that the entire development process will take two years.

Deputy Supervisor ask no further question, Supervisor Kyle Barnhart calls for further comments or questions and none are heard.

Supervisor Kyle Barnhart entertains a motion to ACCEPT THE OFFER FOR VACANT LOTS IN THE VILLAGE OF LODI, UNDER THE OWNERSHIP OF THE TOWN OF LODI. Motion in the first by Councilman Seth Thomas. Motion in the second by: Councilman Trevor Sibley. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENTS.**

PUBLIC COMMENTS SECOND SESSION.

None heard

ANNOUNCEMENTS:

Our next regular board meeting will be held on 08/10/2023. In person at the location of the Lodi Town Hall

ADJOURNMENT- TIME: 9:20 P.M. Motion made by Councilman Seth Thomas. Motion in the second by Councilman Trevor Sibley. All members of the Board **IN FAVOR AND VOTING AYE: MOTION CARRIED WITHOUT COMMENT.**

By the order of the Lodi Town Board.

Respectfully submitted, Town Clerk Connie Rosbaugh.

AGENDA

Call to Order

Pledge of Allegiance & Moment of Silence

Roll Call

Presenters/Petitioners

Joe McGrath - Finger Lakes Regional Land Bank

Nancy Jones - Lodi Covert Town Line Road

Public Comment

Highway Report - Highway Superintendent Rick Jacot

Town Clerk Report - Town Clerk Connie Rosbaugh

Standing Committee Reports

County Board Report & Town Supervisor Remarks

Approve Minutes

Approve Bills

Old Business

- Appointment to Planning Board (Barnhart)

New Business

- Letter of Recognition: Mr. Walter Harford (Barnhart)
- Undertake a Government Operations Climate Action Plan (Thomas)
- Accept Offer for Vacant Lots in Village of Lodi (Barnhart)

Public Comment

Announcements

Announce next regular board meeting date: 8/10/2023 (in-person at Town Hall)

Adjourn

PURCHASE AND SALE CONTRACT

This agreement is dated May ___, 2023, between the Finger Lakes Regional Land Bank Corporation (Buyer), and the Town of Lodi (Seller).

Buyer offers to purchase the property described below from Seller on the following terms:

1. **PROPERTY DESCRIPTION.** The property to be purchased is known as 2126 Church St. in the Village of Lodi, County of Seneca and State of New York, also identified as Tax Map No. 01-1-22, of an approximate size of 0.73 acres ("Parcel 1"), and 8455 Washington Street, Village of Lodi, County of Seneca, State of New York, also identified as Tax Map No. 01-1-21, of an approximate size of .25 acres ("Parcel 2") together with all rights which the Seller has in or with the property (together hereinafter described as "the Property").
2. **PRICE; AMOUNT AND HOW IT WILL BE PAID.** The total purchase price is \$37,000.00, allocated as \$24,000 for the Parcel 1 and \$13,000 for Parcel 2. The purchase price shall be paid by bank or certified check at closing.
3. **CONTINGENCIES.**
 - (a) **Attorney Approval.** This contract is subject to the written approval of attorneys for Buyer and Seller within ten days from date of acceptance (the Approval Period). If either attorney makes written objection to the contract within the Approval Period, and such objection is not cured by written approval by both attorneys within the Approval Period, then either Buyer or Seller may cancel this contract by written notice to the other. If an objection is not made during the Approval Period, this contingency is deemed satisfied or waived.
 - (b) **Grant Funding.** This sale is contingent on the Buyer receiving a fully executed grant agreement from New York State Homes and Community Renewal ("HCR").
 - (c) **Environmental Review.** This sale is contingent upon an environmental review of the Property that produces results which are acceptable to HCR. If the environmental review is unacceptable to HCR, then the parties will have ten days to enter into a written agreement addressing the HCR's concerns. If the parties cannot agree to a resolution, then either party may cancel the contract by providing written notice. Seller will allow Buyer and Buyer's agents free and unhampered access to the property for the purpose of conducting the environmental assessment and will provide Buyer and Buyer's agents with all existing information and documentation relevant to the condition of the property's environment and the existence of hazardous or potentially hazardous or unsafe conditions on or about the property, including,

compliance with all present restrictive covenants or record and zoning and building codes applicable to the property.

8. **OBJECTIONS TO TITLE.** If Buyer raises a valid written objection to Seller's title that means that the title to the property is unmarketable, Seller may cancel this contract by giving prompt written notice of cancellation to Buyer. However, if Seller gives notice within five days that Seller will cure the problem prior to the closing date, or if the title objection is insurable and Buyer is willing to accept insurable title, then this contract shall continue in force until the closing date, subject to the Seller performing as promised and/or providing insurable title at Seller's expense. If Seller fails to cure the problem within such time, Buyer will not be obligated to purchase the property.
9. **RECORDING COSTS, TRANSFER TAX AND CLOSING ADJUSTMENTS.** If required by the Seneca County Clerk, Seller will pay the real property transfer tax and the recording fees for the TP-584 and any other document necessary to convey title in accordance with this agreement. Buyer will pay for recording the deed and the RP-5217 only if required by the Seneca County Clerk. The parties are both tax exempt entities and therefore no property taxes, water, sewer, or other charges or assessments are due at or after closing.
10. **CLOSING DATE AND PLACE.** Transfer of title shall take place at the Seneca County Clerk's Office, or another office designated by the parties, or by mail, on or before 60 days from the date of this agreement.
11. **BUYER'S POSSESSION OF PROPERTY.** Buyer shall have possession of the property on the day of closing. Seller shall remove all of Seller's property from the property before closing.
12. **ENTIRE CONTRACT.** This contract when signed by both Buyer and Seller will be the record of the complete agreement between the Buyer and Seller concerning the purchase and sale of the property. No verbal agreements or promises will be binding.
13. **NOTICES.** All notices required or permitted to be given shall be in writing addressed to the party at the address or email set forth on the signature page. Notices sent by mail shall be deemed received on the date delivered. Notices by e-mail shall be deemed received on the date the sender's email is electronically stamped as sent by the sending party's email server. Any notices relating to this contract may be given by and to the attorneys for the parties.
14. **ASSIGNMENT.** This agreement shall not be assigned, transferred, or delegated.
15. **CHANGES TO THE AGREEMENT.** Any changes to the agreement must be in writing and signed by both parties.



Finger Lakes Regional Land Bank Corp.

1 DiPronio Drive
Waterloo, NY 13165
(315) 539-1667

May 10, 2023

Town of Lodi
POB 405
8440 Main Street
Lod, NY 14860

RE: Purchase Offer for 2126 Church Street & 8455 Washington Street

Dear Town Board Members,

The Finger Lakes Regional Land Bank Corporation (FLRLBC) intends to submit a purchase offer for two building lots in the Town's ownership currently listed for sale in the Village of Lodi. The FLRLBC intends to offer the asking price of \$24,000 for 2126 Church Street and \$13,000 for 8455 Washington Street for a total of \$37,000.

The FLRLBC was recently awarded a grant under New York State Homes and Community Renewal's (HCR) Land Bank Initiative program that funds property acquisition, demolition, rehabilitation, and pre-development for proposed new construction. This grant will be supplying the funds for the purchase offer as well as pre-development costs in preparation for new construction at the two properties.

If the Town Board accepts the purchase offer and the FLRLBC acquires the properties, we will begin pre-development activities including the creation of site plans, building plans, and applying for all necessary permits and reviews required for financing new single-family construction. The FLRLBC will be undertaking the same pre-development process concurrently with six other vacant lots throughout villages and hamlets in Seneca County. With approvals and building permits in hand, we will be well positioned to apply for financing to begin new construction on all eight properties. A third building lot in the Village of Lodi, located at 2271 E. Seneca Street, is already owned by the FLRLBC and will be included in this package. It's expected that the entire development process will take two years.

In pursuit of grant funding for new housing construction, the number of units created is important. Increasing the number of homes proposed to be built increases the likelihood that the state will award funds for the projects. If the purchase offer is accepted, it will help the competitiveness of future applications for all proposed FLRLBC new construction projects. The Land Bank has had recent success in partnering with Habitat for Humanity in constructing new homes in Willard, Romulus, and Waterloo and hopes to build upon that success.

I appreciate your consideration and hope to attend your next Town Board meeting to discuss the opportunity.

Sincerely,

Joseph P. McGrath
CEO/President

TOWN OF LODI PROCLAMATION FOR THE CENTENNIAL CELEBRATION OF MR. WALTER HARFORD

WHEREAS, Mr. Walter Harford, a resident in the town of Lodi what lives at 8605 Keady Road, was born on July 18th, 1923; and

WHEREAS, he was raised in Perry City, in the State of New York, then enlisted in the United States Navy, attending Sampson Naval Training Station for Basic Training, earning the rank of Seaman First Class; and

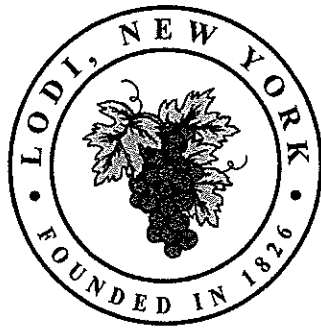
WHEREAS, from January 1st, 1943, through November 13th, 1945, he served honorably and with distinction in the United States Navy during the Second World War, operating as a Gunner aboard the USS Lake Champlain (CVS 39) as well as several other Liberty Ships in both the European and African theaters of war; and

WHEREAS, Mr. Harford's active service continued within his community through his numerous building efforts, including personally constructing a log cabin for a home, raising his family, as well as a tireless dedication to his long career as an expert machinist; and

WHEREAS, he proudly has borne witness to a century of history, achieving a milestone of 100 years of age on July 18th, 2023; and

WHEREAS, the July 15th, 2023, centennial festivities planned by the Veterans of Foreign Wars Post 6200 in Ovid, NY, provides friends, family, and local residents the opportunity to highlight and celebrate this prodigious milestone; now, therefore, be it

PROCLAIMED, that the Lodi Town Board, on behalf of the residents of Lodi, commends Mr. Walter Harford at the time of his birthday centennial celebration, and declares July 18, 2023 as "Walter Harford Day" in the Town of Lodi.



Town of Lodi, New York

Proclamation

WHEREAS, Mr. Walter Harford, a resident in the town of Lodi what lives at 8605 Keady Road, was born on July 18th, 1923; and

WHEREAS, he was raised in Perry City, in the State of New York, then enlisted in the United States Navy, attending Sampson Naval Training Station for Basic Training, earning the rank of Seaman First Class; and

WHEREAS, from January 1st, 1943, through November 13th, 1945, he served honorably and with distinction in the United States Navy during the Second World War, operating as a Gunner aboard the USS Lake Champlain (CVS 39) as well as several other Liberty Ships in both the European and African theaters of war; and

WHEREAS, Mr. Harford's active service continued within his community through his numerous building efforts, including personally constructing a log cabin for a home, raising his family, as well as a tireless dedication to his long career as an expert machinist; and

WHEREAS, he proudly has borne witness to a century of history, achieving a milestone of 100 years of age on July 18th, 2023; and

WHEREAS, the July 15th, 2023, centennial festivities planned by the Veterans of Foreign Wars Post 6200 in Ovid, NY, provides friends, family, and local residents the opportunity to highlight and celebrate this prodigious milestone; now, therefore, be it

PROCLAIMED, that the Lodi Town Board, on behalf of the residents of Lodi, commends Mr. Walter Harford at the time of his birthday centennial celebration, and declares July 18, 2023 in the Town of Lodi as

“Walter Harford Day”

Given under my hand and seal of this office this 13th day of July, 2023

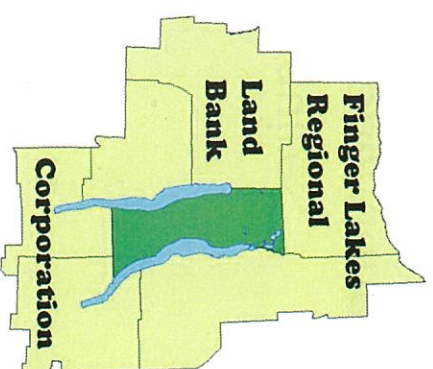
Kyle Barnhart, Lodi Town Supervisor

Finger Lakes Regional Land Bank Corp.

March 28th, 2023

2022 Annual Report to the Seneca County Board
of Supervisors

Joe McGrath
CEO/President
315-539-1667
jm McGrath@co.seneca.ny.us
www.flrlandbank.org



Board Members 2022-2024

- Frank Sinicropi – Chair (Seneca Falls Town Board)
- Jill Henry – Vice Chair (Director of Planning)
- Les Marquart (Seneca County Treasurer)
- Ernie Brownell (Junius Town Supervisor)
- Kyle Barnhart (Lodi Town Supervisor)
- David Wood (Ovid Village Trustee)
- Don Northrup (Village of Waterloo Administrator)
- Officers (Not Board Members)
 - Joe McGrath, CEO/President
 - Michael Scaglione, CFO/Treasurer
 - Amanda Forney, Secretary

Meetings are held on the fourth Tuesday of the month at 4:00 in the Hero's Conference Room.

Funding

- HCR Land Bank Initiative (LBI) funding included in 2022 NYS Budget - \$50 Million Total
 - Applied for and awarded \$100,000 in administration and operation funds in 2022
 - Applied for \$369,600 for rehab, demolition, acquisition, and pre-development funds
 - Award announcement expected in April
- MOA between FLRLBC and Seneca County
 - Memorandum of Agreement between FLRLBC and Seneca County covers 2023 – 2024
- Grant Support
 - Enterprise Community Partners Inc. – \$650,000 closed out June 2022
- Property Sales
 - When a property is sold the revenue becomes unrestricted for Land Bank use
 - Co-Development Agreements supported by grant funding also produce unrestricted revenue
- Local CDBG Funds
 - Seneca County and the Town of Romulus committed funds to FLRLBC from shuttered NYS revolving loan fund programs
- Debt
 - The FLRLBC currently holds no debt

Land Bank Acquisitions 2022

Property	Municipality	Acquisition	Status
8388 Knight Street	Interlaken	2022	Pre-Dev for New Construction
1372 Prospect Street	Town of Romulus (Willard)	2022	Pre-Dev for New Construction
2261 E. Seneca Street	Village of Lodi	2022	Pre-Dev for New Construction
2271 E. Seneca Street	Village of Lodi	2022	Pre-Dev for New Construction
2125 W. Seneca Street	Village of Ovid	2022	Pre-Dev for New Construction
108 Mynderse Street	Seneca Falls	2022	Pending Demolition - Pre-Dev for New Construction

Demolition and Pre-Development Funds Included in HCR LBI Grant
 Application, Expected Award Announcement in April 2023

Projects: 156 Fall Street, Seneca Falls Full Rehabilitation



Full List of 2022 Projects at End of Report

2125 W. Seneca Street, Ovid Demolition and Pre-Development

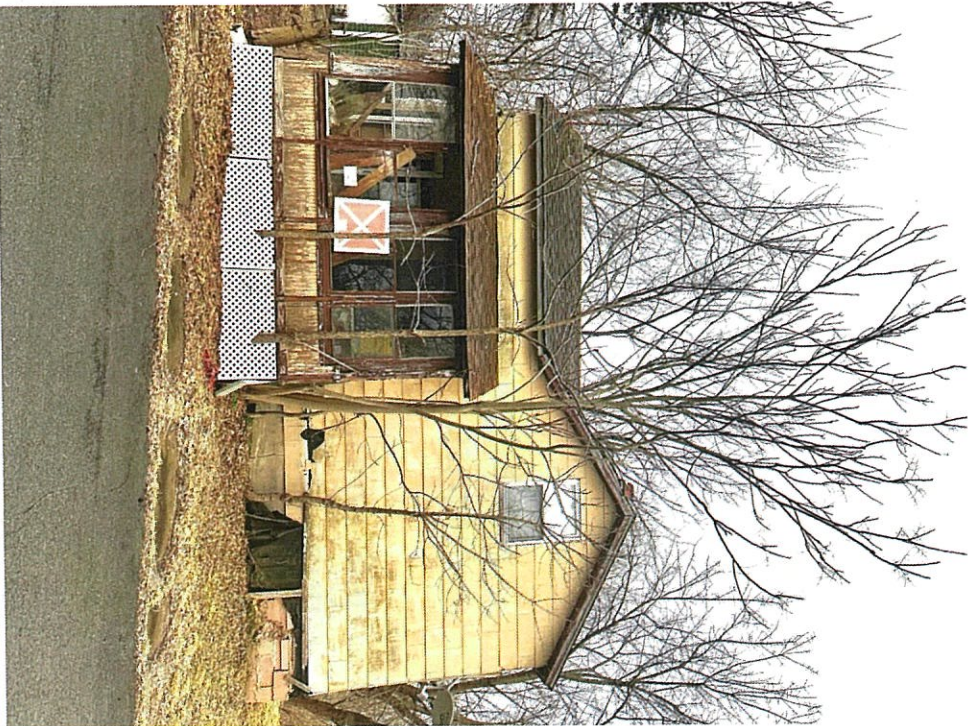


Property Acquisition and Grant Competitiveness

- To be competitive for more HCR funds that allow for scattered site development, the estimation is that a minimum of 15 units need to be newly constructed or rehabbed. In our rural setting, this number may be higher due to distances between sites. Strategic Plan will help guide what is possible.
- FLRLBC and Habitat complete 2-4 projects a year utilizing available funding sources at that scale. Need and demand is much higher.
- If awarded LBI Phase 2 funds, as many as nine (9) properties in our inventory will be bundled for predevelopment. The predevelopment phase occurs prior to construction and must be completed to apply for funding.
- Over 70 Land Bank candidate properties were identified on initial tax foreclosure list in fall 2022. Currently, only two vacant and abandoned properties remain.

GIS Tax Arrears Survey

- 304 Properties Total Surveyed – At least one year back in taxes as of fall 2022 and on municipal water or sewer
- 57 Potential Demolition Candidates
- 37 parcels are vacant lots (developable)
- 79 potentially unoccupied or vacant buildings
- 278 acres were identified as vacant lots/fields with no improvements and vacant or potentially vacant homes and buildings. (Village of Ovid is 256 acres)
- 70 Land Bank candidates identified at the start of foreclosure. Two are currently still on the list.
- Picture is of a property in the Hamlet of Willard that chronically is on the foreclosure list and comes off every year. Many properties like this.
- Property tax delinquency is an overall indicator of household economic instability. This study only focused on vacant and abandoned homes. A full housing plan may investigate strategies to get homeowners caught up on taxes and able to stay in their homes.



Seneca County Housing Needs Assessment

- Seneca County Awarded \$50,000 CDBG community planning grant from NYS Homes and Community Renewal
- Expected Completion May 2023
- Effects of the Covid-19 Pandemic on the housing market and homelessness are being examined
- Will include a market study providing information on the total inventory, affordability, and attainability of housing in the County
- Will include limited recommendations for next steps
- Will not be a full “housing plan” further analysis and community engagement will be necessary to create a full housing plan or strategy
- FLRLBC as a result of the Housing Needs Assessment process is creating new partnerships in coordination with DHS and Mental Health with FLACRA and Lakeview Health Services to identify and develop new supportive and transitional housing opportunities

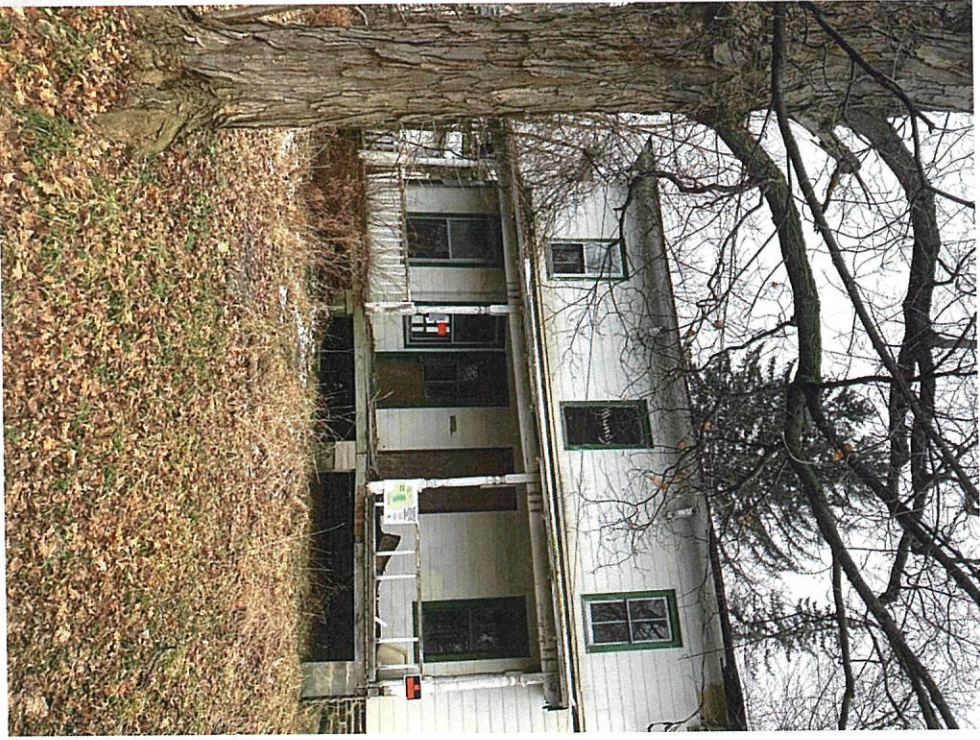
Questions/Comments?

Remaining slides are for
general information/reference.

33 Taylor Ave, Waterloo Demolition and New Construction



8388 Knight Street, Interlaken Demolition and Pre-Development



2261 E. Seneca Street, Lodi

Demolition to Side-Lot Sale



No picture available. Lot was not developable due to proximity to creek bed behind combined with width. Placing a new house with a well would have been challenging.