

LAND REUTILIZATION CORPORATION OF THE CAPITAL REGION

Minutes of September 25, 2014

Mayor's Annex, Amsterdam, NY

Board Attendance: Bob Hoffman, County of Schenectady; Bob DiCaprio, City of Amsterdam; Richard Ruzzo, City of Schenectady; Kathy Rooney, County of Schenectady; Jeff McDonald, City of Schenectady

Excused Absences: Joseph Berlant; Bob Martin

Staff Attendance: Steve Strichman, Executive Director, City of Schenectady

Others in Attendance: Nick Zabawsky, Consultant

Call to Order:

Mr. Hoffman called the meeting to order at 4:02 PM.

Minutes:

The minutes of the August 21, 2014 meeting were reviewed as distributed. Mr. McDonald moved to approve the minutes, seconded by Mr. Ruzzo. The motion passed unanimously.

Chairman's Report

Mr. Hoffman reported that the grant application to the Attorney General was submitted on time. For the paid Executive Director position planning in the grant application, he would like to start a process, and asked for thoughts. Mr. Hoffman stated that he would like to have a job description to circulate prior to the next meeting. He also wants us to take better consideration of maintenance for homes we own. It needs to be budgeted and we need a procedure for dealing with it and he would like to have signs on these properties to advertise them.

Executive Director's Report

Mr. Strichman reported that Branding consultants is retained, and has started working on logo and alternate DBA name. Amsterdam and Schenectady have held property disposition meetings to discuss the grant concepts and get buy in on the houses that we are taking. Protocols developed for acquisition and demolition check lists. Now tasking Consultants with renovation and maintenance procedures. We can put these into the property database. Working on side lot mow to own with D. Hogenkamp. The Land Bank convened a meeting of housing developers, renovators, and managers to figure out how better coordinate and focus all of these initiatives. Once our new logo is done he would like to put up a sign on 870 Eastern Avenue to highlight our effort, and create some type of barrier to prevent parking and dumping. NYS Land Bank Alliance conference will be on October 23 & 24. Mr. Hoffman and Mr. Ruzzo will be attending with him. The NYSLBA has floated the option that each land bank pay \$1000 dues annually to manage the effort as the Ford Foundation funding has ended.

Treasurer's Report

Mr. Ruzzo presented the attached Treasurer's Report.

Mr. McDonald moved the approval of the Treasurer's Report, seconded by Mr. DiCaprio. The motion passed unanimously.

Mr. Ruzzo recommended, and the board agreed that the Land Bank should engage a third party via an RFP process for arms length transaction management.

Eastern Avenue Project

Mr. Strichman reported that only two demolitions remained, and that they are City and Metroplex projects. An RFP for Vale Park design received two responses and it came down to price, with Place Alliance responding with \$10,560 and the other response being double that. \$10,000 was budgeted for this effort but we have available sufficient funds in the Project Management line to pay the additional \$560. Resolution 2014-21 authorizing awarding the project to Place Alliance, moved by Mr. McDonald, was seconded by Ms. Rooney and passed unanimously.

Julia Street Project

Mr. Zabawsky updated that he is working to ensure that the appearance of the property is approved. Liberty was supposed to perform lawn care but it seems they have not performed as anticipated. He will follow up with them. As for the construction, we have had delays with volunteers and are running out of construction season. We will need to heat the building but he will look to complete the project using contractors.

Additional Projects

Live in Schenectady is still interested in working with the Corporation and we are discussing potential collaborations with the Urban Renewal Agency, City of Schenectady and the Land Bank.

New Business

2351 Consaul Road a single family house in Schenectady's Woodlawn neighborhood, has been offered to the Land Bank by REO-Match which also donated Strong Street and Barrett Street to the Land Bank. This donation would come with a \$10,000 cash contribution. Mr. Strichman presented a project budget which shows a potential profit of \$38,873 after spending \$41,127 for renovations which includes removal of an asbestos roof, and correction of some minor interior environmental issues. The City of Schenectady account has funds available to undertake the improvements. Mr. Ruzzo made a motion to move forward with the acquisition and renovation. Mr. DiCaprio seconded resolution 2014-22 which passed unanimously

10 Ellsworth Street a two family house in Amsterdam has been offered to the Land Bank by REO-Match with a cash donation of \$15,000. Mr. Zabawsky presented a project budget which shows a potential income of \$35,403 after investing \$59,597 in renovations. The exterior of the building appears to be asbestos tile and there was much discussion of the need to test this material prior to

purchase and what type of liability we carry if we sell a house with known asbestos siding. Ms. Rooney asked if there were sufficient funds in the Amsterdam account to undertake this renovation, and Mr. Strichman indicated that there are not. Mr. Zabawsky has been in discussion with Mr. Martin about receiving a loan from the Amsterdam Urban Renewal Agency to undertake this project. The board indicated that they will not take title to this property without a commitment from the URA to make a loan to the land bank, preferably at no-interest. Mr. DiCaprio made a motion to accept Ellsworth St. Mr. Ruzzo offered an amendment to the motion to refer the acceptance to the Executive committee ... based upon the following three items occurring: 1) test the exterior for asbestos, 2) receive a commitment from AURA, 3) Nick Zabawsky to do a more thorough project review of the property for the budget.. The amendment was seconded by Mr. McDonald and it passed unanimously. Mr. DiCaprio's amended motion was seconded by Mr. Ruzzo and it was passed unanimously.

Next meeting

The next meeting will be held October 16th, 2014 in Room 110 of Schenectady City Hall.

Adjourn

Mr. Hoffman, hearing no objection adjourned the meeting at 5:59 PM.

Respectfully submitted,

Steven Strichman, Executive Director