

Dutchess County-Poughkeepsie Land Bank
Meeting of the Board of Directors
October 25,2023
Minutes

Present: *Angela DeFelice (Vice-Chair), Susan Fortunato (Chair), Jacob Reckess, Kari Rieser, Heidi Seelbach, Eoin Wrafter (Secretary)*

Excused /Absent: *Brian Martinez*

Staff: Amy Gigliuto

Others: Paul Hesse

The meeting was called to order at 5:38 PM by Chair Fortunato, with a quorum of Directors present.

1. **Roll Call/Introductions:** Chair Fortunato opened the meeting and asked the secretary to do a roll call.
2. **Public Comment (Agenda Items Only):**
3. **Approval of Minutes:** Minutes of the September 6, 2023 Board Meeting were approved as presented. The motion was passed unanimously. (Seelbach\Reiser)
4. **Finances**
 - **Financial Statements:** The monthly financial statements as of August and September were reviewed and presented to the Board. In August we had revenue of \$17,795.00 from the NY State Land Bank Initiative, which was a reimbursement of operating expenses. Our expenditures were \$589.13 for recurring subscriptions (Google, Bookkeeping). Our account balance at the end of August was \$237,990.71. In September we had revenue of \$13,702 from the NY State Land Bank Initiative, which was a reimbursement of operating expenses. Our expenditures were \$15,509 for salary and benefits, travel, technology , office supplies and dues & subscriptions. Our account balance at the end of September was \$230,913.46.
 - **Accounts:** The Executive Director had discussions with our banker about three actions that should be done: 1) get a corporate credit card (up to \$10,000 credit limit) 2) explore a line of credit, and 3) open a money market account as a way to earn some interest. The board discussed all three items and suggested that the line of credit should be discussed in the Finance Committee first. Chair Fortunato made a motion to authorize the Executive Director to apply for a corporate credit card with a credit limit of up to \$10,000 and to open a Money Market Account, seconded by Reckess. The motion was passed unanimously.
 - **Treasurer:** Chair Fortunato discussed with the board that she had discussion with Jacob Reckess and that he has graciously agreed to serve as Treasurer and that Kari Rieser will be joining and chairing the Finance Committee.
 - **2024 Budget:** The Executive Director presented a recommended 2024 Budget. The board reviewed the recommended budget and made a minor revision to account for the

NY State Land Bank Initiative grant funds. The secretary read the resolution and the budget was adopted unanimously by the board of directors in attendance.

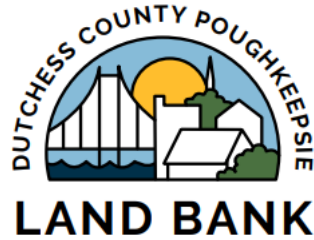
5. **Disposition Policy:** Executive Director Gigliuto explained that the Executive Committee had discussed the draft interim disposition policy that was shared with the board. While the board is working towards the development of policy concerning the disposition of Real Property by the Land Bank, we have not yet been able to engage the community and partners in a discussion about the board's real property disposition priorities. This policy is meant to act as an interim disposition of real and personal property policy by non competitive sale policy while the board works towards the development of disposition priorities and policies. There was discussion among the board about the terminology "vacant land" and that the current policy may be too restrictive and needed to be revised. Heidi discussed with the board if the Land Bank does want to accept some properties from the County we need to pass a resolution to authorize acceptance of specific parcels, which we can do while we finalize the disposition policy. With the intent to have some parcels and a policy in place for us to apply for NY State Land Bank Initiative implementation funds in early 2024. It was noted that the board already has an acquisition policy which allows them to obtain properties.

Member Wrafter discussed the need to enter into a MOU with NYSDEC designed to help remove brownfield properties from tax foreclosure lists and help put them back into productive use, while also addressing potential contamination that could be present. The MOU will address concerns such as liability, cost recovery, and access to potentially contaminated sites. Member Wrafter shared the Suffolk and Syracuse Land Bank MOUs.

The board discussed the need for community outreach and discussing what the Land Bank is, what we hope to be able to do, and the criteria that we are considering to use in guiding our decisions and policies. With the intent of learning from them what their needs and priorities are to ensure that our programs and policies reflect the genuine desires and concerns of the people it serves, ultimately working towards a more equitable and sustainable future for the entire community. This will be done with surveys and in person meetings.

The board decided that we would not move to adopt an interim policy tonight while working on revisions, start community outreach to partners and the community, and reach out to Counsel and Suffolk County about the NYSDEC MOU, with the intent of adopting a disposition policy in January 2024. Followed by applying to NY State Land Bank Initiative for implementation funding.

6. **LOGO:** The board discussed the latest version of logos provided by Lauren Gill Web & Graphic Design. The three logos below were picked, noting that a dash between Dutchess County and Poughkeepsie needs to be added.



**DUTCHESS COUNTY
POUGHKEEPSIE
LAND BANK**

7. **Executive Director Report:** Amy provided a report on her activities which focused on researching and learning about policies procedures, best practices and learning about housing in the City of Poughkeepsie and Dutchess County.

8. **Member Comments/Announcements:** Remaining 2023 meeting schedule:
 - Wednesday, November 8th, 5:30 pm @ Christ Episcopal Church Library, 20 Carroll St, Poughkeepsie, NY 12601
 - Wednesday, December 13th, 5:30 pm @ Christ Episcopal Church Library, 20 Carroll St, Poughkeepsie, NY 12601
 - Wednesday, January 10th, 5:30 pm @ Christ Episcopal Church Library, 20 Carroll St, Poughkeepsie, NY 12601

9. **Public Comment:** None

10. **Adjournment:** A motion to adjourn was made by DeFelice, seconded by Reckess. The board voted unanimously in favor. Meeting adjourned at 7:20 PM.

STATE OF NEW YORK

SS:

COUNTY OF DUTCHESS

I, the undersigned, Eoin Wrafter, Secretary of the Dutchess County Poughkeepsie Land Bank,
DO HEREBY CERTIFY:


That I have compared the foregoing extract of the minutes of the meeting of Dutchess County Poughkeepsie Land Bank including the resolution(s) contained therein, held on the 25th day of October 2023, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Dutchess County Poughkeepsie Land Bank and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Dutchess County Poughkeepsie Land Bank had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Dutchess County Poughkeepsie Land Bank present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed, or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the DCPLB this 2nd day of Decmebr, 2023.



SECRETARY OF THE CORPORATION



Management Report

Dutchess County Poughkeepsie Land Bank Corporation
For the period ended August 31, 2023

Prepared by

Amy Gigliuto, Executive Director

Prepared on

October 10, 2023

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Finance Report Notes

Adjustments:

None this period

Revenue:

17,795.00 NY State Land Bank Initiative - Reimbursement of operating expenses.

Expenditures

589.13 Recurring subscriptions (Google, Bookkeeping)

Other Notes:

None

Statement of Activity August 2023

August 2023

	Total
REVENUE	
4200.00 Grants Income	
4200.20 Grants Income - State	17,795.00
Total 4200.00 Grants Income	17,795.00
Total Revenue	17,795.00
GROSS PROFIT	
	17,795.00
EXPENDITURES	
5100.00 Operating Expenses	
5000.30 Software	339.13
Total 5100.00 Operating Expenses	339.13
5300.00 Legal & Professional Services	
5300.10 Accounting & Audit Fees	250.00
Total 5300.00 Legal & Professional Services	250.00
Total Expenditures	589.13
NET OPERATING REVENUE	17,205.87
NET REVENUE	\$17,205.87

Statement of Financial Position As of 8/31/23

As of August 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
1000.00 M&T Bank Checking- Operating Account	237,990.71
Total Bank Accounts	237,990.71
Total Current Assets	237,990.71
TOTAL ASSETS	\$237,990.71
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
3000.00 Net Assets	232,139.48
Net Revenue	5,851.23
Total Equity	237,990.71
TOTAL LIABILITIES AND EQUITY	\$237,990.71

Statement of Cash Flows August 2023

August 2023

	Total
<hr/>	
OPERATING ACTIVITIES	
Net Revenue	17,205.87
Adjustments to reconcile Net Revenue to Net Cash provided by operations:	
Net cash provided by operating activities	17,205.87
<hr/>	
NET CASH INCREASE FOR PERIOD	17,205.87
Cash at beginning of period	220,784.84
<hr/>	
CASH AT END OF PERIOD	\$237,990.71
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A/R Aging Summary

As of August 31, 2023

This report contains no data for your specified date range.

A/P Aging Summary as of 8/31/23

As of August 31, 2023

This report contains no data for your specified date range.

Finance Packet: Budget vs. Actual YTD

January - August, 2023

				Total
	Actual	Budget	over Budget	% of Budget
REVENUE				
4200.00 Grants Income				
4200.20 Grants Income - State	17,795.00		17,795.00	
4200.30 Grants Income - Local	18,000.00	73,333.36	-55,333.36	24.55 %
Total 4200.00 Grants Income	35,795.00	73,333.36	-37,538.36	48.81 %
4400.00 Property Sales Income		66,666.64	-66,666.64	
Total Revenue	35,795.00	140,000.00	-104,205.00	25.57 %
GROSS PROFIT	35,795.00	140,000.00	-104,205.00	25.57 %
EXPENDITURES				
5100.00 Operating Expenses				
5000.10 Office Supplies		666.64	-666.64	
5000.30 Software	2,386.56	666.64	1,719.92	358.00 %
5000.50 Telecommunications		1,666.64	-1,666.64	
5100.20 Dues & Subscriptions	1,530.00	1,333.36	196.64	114.75 %
5100.30 Bank Charges & Fees		133.36	-133.36	
Total 5100.00 Operating Expenses	3,916.56	4,466.64	-550.08	87.68 %
5200.00 Insurance	2,475.56		2,475.56	
5200.30 General Liability Policy		4,000.00	-4,000.00	
Total 5200.00 Insurance	2,475.56	4,000.00	-1,524.44	61.89 %
5300.00 Legal & Professional Services				
5300.10 Accounting & Audit Fees	11,600.00	4,000.00	7,600.00	290.00 %
5300.20 Consulting Fees	11,500.00		11,500.00	
5300.30 Legal Fees		10,000.00	-10,000.00	
Total 5300.00 Legal & Professional Services	23,100.00	14,000.00	9,100.00	165.00 %
5500.00 Educational Expenses				
5500.20 Board Training		666.64	-666.64	
Total 5500.00 Educational Expenses		666.64	-666.64	
5800.00 Payroll Expense				
5800.20 Payroll Expenses - Salary		53,333.36	-53,333.36	
5800.30 Payroll Expenses - Taxes & Benefits		13,000.00	-13,000.00	
Total 5800.00 Payroll Expense		66,333.36	-66,333.36	
6100.00 Property Cost				
6100.30 Development Cost		93,333.36	-93,333.36	
6100.70 Stabilization		26,666.64	-26,666.64	
Total 6100.00 Property Cost		120,000.00	-120,000.00	
8100.00 Uncategorized Expense		20,000.00	-20,000.00	

	Actual	Budget	over Budget	Total % of Budget
Reimbursable Expenses	451.65		451.65	
Total Expenditures	29,943.77	229,466.64	-199,522.87	13.05 %
NET OPERATING REVENUE	5,851.23	-89,466.64	95,317.87	-6.54 %
NET REVENUE	\$5,851.23	\$ -89,466.64	\$95,317.87	-6.54 %

Management Report

Dutchess County Poughkeepsie Land Bank Corporation
For the period ended September 30, 2023

Prepared by

Amy Gigliuto, Executive Director

Prepared on

October 10, 2023

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Finance Report Notes

Adjustments:

None this period

Revenue:

\$13702 NY State Land Bank Initiative - Reimbursement of operating expenses.

Expenditures:

\$15509 Total

Salary & Benefits: \$8647

Travel (Land Bank and Rural Housing Conferences) \$494

Technology (2 laptops & accessories) \$3133

Office Supplies & Software \$1990

Dues & Subscriptions (NYCON, Pattern for Progress, Dutchess County Chamber of Commerce) \$988

*Most of these expenses will be reimbursed with the \$13702 Land Bank Initiative funding

Accounts Receivable:

\$13702 LBI Funding Claim Submitted

Accounts Payable:

\$8432 September Payroll has an Oct 3 check date.

The DCPOK Land Bank is operating at a profit of \$ 4044 Year To Date

Other Notes:

None

Statement of Activity

September 2023

	Total
REVENUE	
4200.00 Grants Income	
4200.20 Grants Income - State	13,702.39
Total 4200.00 Grants Income	13,702.39
Total Revenue	13,702.39
GROSS PROFIT	
	13,702.39
EXPENDITURES	
5100.00 Operating Expenses	
5000.10 Office Supplies	1,348.91
5000.30 Software	642.58
5000.60 Technology	3,133.17
5100.20 Dues & Subscriptions	988.29
5100.30 Bank Charges & Fees	4.95
5400.00 Travel	
5400.05 Travel- Conferences/Seminars	185.00
5400.20 Lodging	308.58
Total 5400.00 Travel	493.58
Total 5100.00 Operating Expenses	6,611.48
5300.00 Legal & Professional Services	
5300.10 Accounting & Audit Fees	250.00
Total 5300.00 Legal & Professional Services	250.00
5800.00 Payroll Expense	
5800.20 Payroll Expenses - Salary	7,083.34
5800.30 Payroll Expenses - Taxes & Benefits	832.29
5800.50 Employee Benefits- Disability Insurance	-33.53
5800.70 Employee Benefits- Health Insurance	765.77
Total 5800.00 Payroll Expense	8,647.87
Total Expenditures	15,509.35
NET OPERATING REVENUE	-1,806.96
NET REVENUE	\$ -1,806.96

Statement of Financial Position

As of September 30, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
1000.00 M&T Bank Checking- Operating Account	230,913.46
Total Bank Accounts	230,913.46
Accounts Receivable	
1100.00 Accounts Receivable (A/R)	13,702.39
Total Accounts Receivable	13,702.39
Total Current Assets	244,615.85
TOTAL ASSETS	\$244,615.85
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.00 Accounts Payable (A/P)	8,432.10
Total Accounts Payable	8,432.10
Total Current Liabilities	8,432.10
Total Liabilities	8,432.10
Equity	
3000.00 Net Assets	232,139.48
Net Revenue	4,044.27
Total Equity	236,183.75
TOTAL LIABILITIES AND EQUITY	\$244,615.85

Statement of Cash Flows

September 2023

	Total
OPERATING ACTIVITIES	
Net Revenue	-1,806.96
Adjustments to reconcile Net Revenue to Net Cash provided by operations:	
1100.00 Accounts Receivable (A/R)	-13,702.39
2000.00 Accounts Payable (A/P)	8,432.10
Total Adjustments to reconcile Net Revenue to Net Cash provided by operations:	-5,270.29
Net cash provided by operating activities	-7,077.25
NET CASH INCREASE FOR PERIOD	-7,077.25
Cash at beginning of period	237,990.71
CASH AT END OF PERIOD	\$230,913.46

A/R Aging Summary

As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
New York State Housing Trust Fund	13,702.39					13,702.39
TOTAL	\$13,702.39	\$0.00	\$0.00	\$0.00	\$0.00	\$13,702.39

A/P Aging Summary

As of September 30, 2023

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Hudson Valley Pattern for Progress		550.00				550.00
Paychex	7,882.10					7,882.10
TOTAL	\$7,882.10	\$550.00	\$0.00	\$0.00	\$0.00	\$8,432.10

Budget vs. Actual YTD

January - September, 2023

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
4200.00 Grants Income				
4200.20 Grants Income - State	31,497.39		31,497.39	
4200.30 Grants Income - Local	18,000.00	82,500.03	-64,500.03	21.82 %
Total 4200.00 Grants Income	49,497.39	82,500.03	-33,002.64	60.00 %
4400.00 Property Sales Income		74,999.97	-74,999.97	
Total Revenue	49,497.39	157,500.00	-108,002.61	31.43 %
GROSS PROFIT	49,497.39	157,500.00	-108,002.61	31.43 %
EXPENDITURES				
5100.00 Operating Expenses				
5000.10 Office Supplies	1,348.91	749.97	598.94	179.86 %
5000.30 Software	3,029.14	749.97	2,279.17	403.90 %
5000.50 Telecommunications		1,874.97	-1,874.97	
5000.60 Technology	3,133.17		3,133.17	
5100.20 Dues & Subscriptions	2,518.29	1,500.03	1,018.26	167.88 %
5100.30 Bank Charges & Fees	4.95	150.03	-145.08	3.30 %
5400.00 Travel				
5400.05 Travel- Conferences/Seminars	185.00		185.00	
5400.20 Lodging	308.58		308.58	
Total 5400.00 Travel	493.58		493.58	
Total 5100.00 Operating Expenses	10,528.04	5,024.97	5,503.07	209.51 %
5200.00 Insurance	2,475.56		2,475.56	
5200.30 General Liability Policy		4,500.00	-4,500.00	
Total 5200.00 Insurance	2,475.56	4,500.00	-2,024.44	55.01 %
5300.00 Legal & Professional Services				
5300.10 Accounting & Audit Fees	11,850.00	4,500.00	7,350.00	263.33 %

				Total
	Actual	Budget	over Budget	% of Budget
5300.20 Consulting Fees	11,500.00		11,500.00	
5300.30 Legal Fees		11,250.00	-11,250.00	
Total 5300.00 Legal & Professional Services	23,350.00	15,750.00	7,600.00	148.25 %
5500.00 Educational Expenses				
5500.20 Board Training		749.97	-749.97	
Total 5500.00 Educational Expenses		749.97	-749.97	
5800.00 Payroll Expense				
5800.20 Payroll Expenses - Salary	7,083.34	60,000.03	-52,916.69	11.81 %
5800.30 Payroll Expenses - Taxes & Benefits	832.29	14,625.00	-13,792.71	5.69 %
5800.50 Employee Benefits- Disability Insurance	-33.53		-33.53	
5800.70 Employee Benefits- Health Insurance	765.77		765.77	
Total 5800.00 Payroll Expense	8,647.87	74,625.03	-65,977.16	11.59 %
6100.00 Property Cost				
6100.30 Development Cost		105,000.03	-105,000.03	
6100.70 Stabilization		29,999.97	-29,999.97	
Total 6100.00 Property Cost		135,000.00	-135,000.00	
8100.00 Uncategorized Expense		22,500.00	-22,500.00	
Reimbursable Expenses	451.65		451.65	
Total Expenditures	45,453.12	258,149.97	-212,696.85	17.61 %
NET OPERATING REVENUE	4,044.27	-100,649.97	104,694.24	-4.02 %
NET REVENUE	\$4,044.27	\$ -100,649.97	\$104,694.24	-4.02 %

RESOLUTION NO. 6 OF 2023

RE: ADOPTION OF THE 2024 BUDGET

WHEREAS; the Executive Director prepared and presented a 2024 budget (Attachment A), and

WHEREAS; the Corporation has reviewed said budget as presented and determined it to be acceptable,

NOW, THEREFORE, BE IT RESOLVED; the budget as presented is hereby adopted and made effective on January 1, 2024.

The question of the adoption of the foregoing Resolution was duly put to vote on a roll call, which resulted as follows:

	Aye	Nay	Other (Absent/Abstain)
Angela DeFelice	<u>X</u>	_____	_____
Susan Fortunato	<u>X</u>	_____	_____
Brian Martinez	—	_____	<u>Absent</u>
Jacob Reckess	<u>X</u>	_____	_____
Kari Reiser	<u>X</u>	_____	_____
Heidi Seelbach	<u>X</u>	_____	_____
Eoin Wrafter	<u>X</u>	_____	_____
Vacant	—	_____	<u>Vacant</u>
Vacant	—	_____	<u>Vacant</u>
Total	<u>6</u>	<u>0</u>	<u>2</u>

Present: 6

Absent: 1

Vacant: 2

The foregoing Resolution was thereupon declared duly adopted meeting the requirements of the Dutchess County-Poughkeepsie Land Bank (DCPLB) bylaws requiring a majority of the Board approving this resolution.

Dutchess County - Poughkeepsie Land Bank 2024 Budget

Revenue

Government Grants		
	Grants Income - Local (Dutchess County)	\$100,000.00
	Grants Income - Local (City)	\$10,000.00
	Grants Income NY State	\$100,000.00
Operating Income		
	Real Estate Proceeds	\$100,000.00
Total Revenue		\$310,000.00

Expenses

Operating Expenses			
	Office Expenses		
		Office Supplies	\$1,000.00
		Software	\$1,000.00
		Telecommunications	\$2,500.00
	Office General Administrative		
		Dues & Subscriptions	\$2,000.00
		Bank Charges & Fees	\$200.00
		Insurance	\$6,000.00
		Legal & Professional Fees	
		Accounting & Audit	\$6,000.00
		Legal	\$15,000.00
	Other Business Expenses		
		Board Training	\$1,000.00
	Payroll Expenditures		
		Payroll Expense - Salary	\$80,000.00
		Payroll Expenses - Taxes & Benefits	\$19,500.00
Real Estate Expenses			
	Real Estate Acquisition		
	Property Sale Payments Returned to Dutchess County	\$30,000.00	
	Property Sale Payments Returned to City of Poughkeepsie		
	Demolitions	\$80,000.00	
	Building Renovation	\$60,000.00	
	Property Maintenance	\$40,000.00	
Total Expenses			\$344,200.00

NOI (Net Operating Income)

-\$34,200.00

STATE OF NEW YORK

SS:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Secretary of the Dutchess County-Poughkeepsie Land Bank (DCPLB) have compared the foregoing resolution with the original resolution now on file in the office of said secretary, and which was adopted by said Land Bank on the 25th day of October 2023, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

I FURTHER CERTIFY that (A) all members of the Board had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Board present throughout said meeting; and (E) Pursuant to the Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of October 2023.



SECRETARY OF THE CORPORATION



Dutchess County-Poughkeepsie Land Bank Executive Director's Report October 25, 2023

Overview

Over the last 6 weeks I have been doing a lot of reading and researching in an effort to learn as much as possible about housing in Poughkeepsie and Dutchess County, Land Bank Policies, Land Bank Programs, and Land Banking in general including the sustainability of the business model. Other research included driving around the city of Poughkeepsie and the northeast region of Dutchess County. Paul Hesse and I also visited properties listed on the City's website and properties of interest in Dutchess County.

Accomplishments

We had both small and large accomplishments this month including:

- Canva Grant – Graphic design software at no cost (\$40/month savings)
- Getting approved on Tech Soup and Google for low cost tech products
- Workers Compensation and Unemployment benefits in place
- Claim for \$13,702 submitted to NY. Funds received.
- NY State **renewed our Land Bank Phase I funding for \$100,000/year**. This is a reimbursement grant. It will cover the Executive Director's salary and benefits)

Pending

Google price reduction

Disability Policy

Quickbooks price reduction

Looking Ahead

I look forward to starting our community outreach efforts to get input on policy criteria. Paul and I will continue to discuss sustainability and ways in which to acquire property outside of tax liens as we await clarification on legal matters affecting tax foreclosures in New York State.

NY State Land Bank Association Meeting Update

Meeting was held 9/28/23

Discussions included Tyler vs Hennepin case (no changes or updates to report)

Crystal Loffler from NY State HCR was in attendance. She went over the Phase II claims process and the Phase I renewal process. She mentioned resubmitting your renewal if you hadn't gotten notice yet.

Recap of conference and what suggestions folks had to improve. Suggestions included more round tables and having a Land bank Tract at a larger conference (NYCON, Rural Housing or other).