



**Dutchess County-Poughkeepsie Land Bank
Meeting of the Board of Directors
September, 25, 2024
DRAFT - Minutes**

Present: Curt Darragh, Angela DeFelice (Vice-Chair), Susan Fortunato (Chair), Brian Martinez, Heidi Seelbach

Excused /Absent: John Morgan, Kari Rieser, Jacob Reckess (Treasurer)

Staff: Amy Gigliuto

Others: Paul Hesse

The meeting was called to order at 5:37 PM by Susan Fortunato, with a quorum of Directors present.

1. **Roll Call/Introductions:** Chair Fortunato opened the meeting and asked Paul Hesse to do a roll call.
2. **Public Comment (Agenda Items Only):** No public Present
3. **Approval of Minutes:** Minutes of the August Board Meeting were not available.
4. **Finances**
 - a. **Financial Statements:** The monthly financial statements as of August 30, 2024 were reviewed and presented to the Board.
 - i. Adjustments: None
 - ii. Cash: 435,355.86
 - iii. Revenue: 8,018.09
 - iv. Expenditures: 9,364.32
 - v. Accounts Receivable: 8,018.09
 - vi. Accounts Payable: 819.52
 - vii. The DCPOK Land Bank is operating at a profit of 105,181.80 Year To Date
 - viii. Our account balance at the end of August was 435,355.86.
 - b. The Financial Statements were approved as presented.
 - c. **Discussion on Mayor's Ball Attendance**
 - i. Amy Gigliuto discusses an invitation to attend the Mayor's Ball and the possibility of board members attending or buying a table.
 - ii. The Gala is November 1st at 7PM at the Grandview and benefits Community Matters 2.
 - iii. A table costs \$5,000, and individual tickets are \$250 and would total \$1,200 if all board members attend
 - iv. Susan Fortunato suggests offering to pay for board members' tickets if it would be helpful for their representation

d. Budget and Land Bank Funding

- i. Amy Gigliuto discusses the budget for property acquisition, maintenance, and legal fees.
- ii. Amy Gigliuto explains the need to renew land bank one funding and the possibility of increasing the ask to \$200,000.
- iii. The group discusses the spending requirements and the bleachery project's potential costs and what costs are included in Land Bank I Funding
- iv. The decision is made to request \$200,000

e. Property Acquisition

- i. Board Work session to be scheduled after October to discuss types of properties and for what purpose (Poll to be sent out)
 - ii. property acquisition and disposition policies are to be reviewed prior to the work session
 - iii. Property Appraisals for the Bleachery and Quaker Lane and Maloney Road properties came in
- f. Amy Gigliuto presented the [Executive Directors Report](#)

5. Member Comments/Announcements:

- a. Brian Martinez has been reappointed to the Board by Mayor Flowers
- b. Susan Fortunato discussed meeting with Gerry Laybourne and Madeline Hernandez from Day One, a training center for Child Care providers. They have a need for housing the students in their training programs. The meeting also included discussions around creative homeownership models for daycare providers where the daycare would be on the 1st floor and the provider would have living quarters on the 2nd floor. Housing partners would be involved in developing the housing and lending partners would be needed. Susan gauged the Board's opinion on the Land Bank's involvement in this. There was a consensus that this aligns with the Land Bank's goals of community development and the use of strategic partnerships to develop workforce housing.

6. Public Comment:

None

7. The Board of Directors went into Executive Session at 6:48 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 __th day of ____ 2024, 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
__st day of __, 2024.

SECRETARY OF THE CORPORATION

