



**Dutchess County-Poughkeepsie Land Bank  
Meeting of the Board of Directors  
August 28, 2024  
DRAFT - Minutes**

**Present:** Curt Darragh, Brian Martinez, John Morgan, , Kari Rieser, Heidi Seelbach

**Excused /Absent:** Angela DeFelice (Vice-Chair), Susan Fortunato (Chair), Jacob Reckess (Treasurer)

**Staff:** Amy Gigliuto

**Others:** Paul Hesse Eoin Wrafter Member of the public

The meeting was called to order at 5:48 PM by Heidi Seelbach with a quorum of Directors present.

1. **Roll Call/Introductions:** Heidi. Seelbach opened the meeting and asked to do a roll call.
2. **Public Comment (Agenda Items Only):**  
None
3. **Approval of Minutes:** Minutes of the June 5, 2024 Board Meeting were approved as presented (Seelbach/Martinez).
4. **Finances**
  - a. **Financial Statements:** The monthly financial statements as of June 2024 were reviewed and presented to the Board.
    - i. Adjustments: None
    - ii. Cash: 438,788.89
    - iii. Revenue: 30.55
    - iv. Expenditures: 9295.95
    - v. Accounts Receivable: 0
    - vi. Accounts Payable: 3883.66
    - vii. The DCPOK Land Bank is operating at a profit of 97,610.64 Year To Date
    - viii. Our account balances at the end of June were \$438,788.89.
  - b. **Financial Statements:** The monthly financial statements as of July 2024 were reviewed and presented to the Board.
    - i. Adjustments: None
    - ii. Cash: \$426,209.58
    - iii. Revenue: \$17,400.55 Other Revenue \$755.02
    - iv. Expenditures: \$10074.55
    - v. Accounts Receivable: \$17,400.55
    - vi. Accounts Payable: 335.02
    - vii. The DCPOK Land Bank is operating at a profit of \$105,691.66 Year To Date
    - viii. Our account balances at the end of July were 426,209.58.
  - c. **The Financial Statements were approved as presented.**

**d. Conference Attendance**

- i. Amy was awarded a scholarship for the conference and two nights hotel stay so the only cost to DCPOK Land Bank is airfare which is approximately \$300

**5. Open Meeting Law**

- a. The need to broadcast Board Meetings live in accordance with Public Meeting law was discussed. Eoin Wrafter stated that the Law states meetings should be broadcast live if the organization has the capacity to do so. The live broadcast requires a large bandwidth and videoconferencing equipment that the Land Bank does not have.

**6. Property Acquisition**

- a. We have ordered appraisals on all of the properties for which we have sent letters of interest to Dutchess County. McGrath and Company will appraise the Bleachery Properties in Wappingers Falls in September.
- b. DMP Appraisals will be appraising the Maloney Rd and S Quaker Lane Properties in September.
- c. A conversation ensued about how the changes to Real Property Tax Law Article 11 are affecting how Dutchess County and the City of Poughkeepsie handle the transfer of tax-delinquent properties.

7. Amy Gigliuto presented the [Executive Directors Report](#)

**8. Member Comments/Announcements:**

None

**9. Public Comment:**

None

**10. The Meeting was adjourned at 7:14 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.**

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SECRETARY OF THE CORPORATION

