



**Dutchess County-Poughkeepsie Land Bank**  
**Meeting of the Board of Directors**  
**February 26, 2025**  
**DRAFT - Minutes**

**Present:** Angela DeFelice (Vice-Chair), Brian Martinez, John Morgan, Heidi Seelbach

**Excused /Absent:** Curt Darragh, Susan Fortunato (Chair) Jacob Reckess (Treasurer)

**Staff:** Amy Gigliuto

**Others:** Paul Hesse

The meeting was called to order at 5:46 PM by Angela DeFelice, a quorum was not met.

1. **Roll Call/Introductions:** Vice Chair DeFelice opened the meeting and did a roll call.
2. **Public Comment (Agenda Items Only):**
3. **Approval of Minutes:** Minutes of the January 22 2025 Board Meeting – tabled no quorum.
4. **Hudson River Housing**  
Hudson River Housing CEO Christa Hines presented an overview of Hudson River Housing's work and its services.
  - a. Overview of Hudson River Housing's Homeownership Center, which offers pre-purchase counseling and one-on-one sessions. They currently have 200 clients in the program.
  - b. Recent projects, including three two-family houses in Poughkeepsie and a new 28-unit project in Amenia.
  - c. Discussed the organization's history of building and selling houses, the two-family house model, which provides income stability through rental income, and described the organization's efforts to work in historically disinvested neighborhoods and the challenges of finding affordable property.
  - d. Overview of the Ability to help the Land Bank process applications for home dispositions.
  - e. The possibility of collaborating and using HRH as a property developer.
  - f. Other discussions included foreclosure prevention, collaborating to optimize funding, the scarcity of affordable land, the cost of building affordable housing units.
5. **Finances**
  - a. **Financial Statements:** The monthly financial statements as of January 31, 2025 were reviewed and presented to the Board.
    - i. Adjustments: None
    - ii. Cash: \$385,173.85

- iii. Revenue: \$0 Other Revenue: \$711.00
  - iv. Expenditures: \$12667.78
  - v. Accounts Receivable: \$40032.60
  - vi. Accounts Payable: \$2232
  - vii. The DCPOK Land Bank is operating at a Loss of -\$11,956.78 Year To Date.
6. Property Acquisition
- a. 60 Lincoln Avenue - need to get assistance from either a new real estate agent or attorney - could not vote on purchasing parcel due to lack of quorum
  - b. Potential property acquisition is ongoing
7. Land Bank Initiative Phase II Grant is being written and is due Mar 30, 2025
8. Amy Gigliuto presented the [Executive Directors Report](#)
9. **Member Comments/Announcements:**
10. **Public Comment:**  
None
11. **The Meeting was adjourned at PM**

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

I, the undersigned, Curt Darragh, 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 \_\_\_ 2025, 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 \_\_, 2025.

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SECRETARY OF THE CORPORATION

