



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

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

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

**Staff:** Amy Gigliuto

**Others:** Paul Hesse, Tommy

The meeting was called to order at 546 PM by Susan Fortunato, with a quorum of Directors present.

1. **Roll Call/Introductions:** Chair Fortunato opened the meeting and asked did a roll call.
2. **Public Comment (Agenda Items Only):**
3. **Approval of Minutes:** Minutes of the January 22, 2025 and February 26, 2025 Board Meetings (Seelbach/Darragh)
4. **Finances**
  - a. **Financial Statements January:** The monthly financial statements as of January 30, 2025, were reviewed and presented to the Board.
    - i. Adjustments: None
    - ii. Cash: \$385,173.85
    - iii. Revenue: \$711
    - iv. Expenditures: \$12,667.78
    - v. Accounts Receivable: \$40,032
    - vi. Accounts Payable: \$2232
    - vii. The DCPOK Land Bank is operating at a loss of \$11,956.78 Year To Date
  - b. The January Financial Statements were approved as presented. (Darragh/DeFelice)
  - c. **Financial Statements February:** The monthly financial statements as of February 28, 2025, were reviewed and presented to the Board.
    - i. Adjustments: None
    - ii. Cash: 415,840.60
    - iii. Revenue: \$20,312.13
    - iv. Expenditures: \$10,299.78
    - v. Accounts Receivable: \$19,685.21
    - vi. Accounts Payable: \$2445.75
    - vii. The DCPOK Land Bank is operating at a loss of \$1,884.43 Year To Date

- d. The February Financial Statements were approved as presented. (Darragh/Seelbach)
- e. 2024 Audited Financials were approved as presented (Seelbach/DeFelice)
- 5. PARIS Reports were approved with minor changes (DeFelice/Seelbach)
- 6. [Board Officer and Committee Assignments](#) for 2025 will stay the same.
- 7. Acquisition
  - a. 60 Lincoln Avenue - Vice Chair DeFelice made the motion to authorize Executive Director Gigliuto to purchase 60 Lincoln Avenue Poughkeepsie for \$70,000. (DeFelice/Seelbach) Board member Darragh recused from the vote. All others in favor.
  - b. Bleachery- Land Bank attorneys have been reviewing the DEC reports available online and a call has been set up with the County to discuss the timeline for this acquisition.
  - c. There was clarification on the last NY Land Bank Association call that Foreclosing Governmental Units do not have to put tax delinquent property up for auction twice before transferring to land banks.
- 8. Land Bank Initiative Phase II Grant Request
  - a. Will be submitted March 30, 2025
  - b. A request for money for 2 Hudson River Housing projects will be included in the grant
    - i. One unit of rental housing
    - ii. Funds to assist with the stabilization of 2 houses that will serve as daycare centers and living quarters for the daycare providers.
- 9. Amy Gigliuto presented the [Executive Director's Report](#)

**10. Member Comments/Announcements:**

**11. Public Comment:**

- a. Conversation included the DCPOKLB's mission, how the Land Bank will develop property and the process for working with contractors.

**12. The Meeting was adjourned at 6:44 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

