



**Dutchess County-Poughkeepsie Land Bank
Meeting of the Board of Directors**

Sep 24, 2025

DRAFT - Minutes

Present: Angela DeFelice (Vice-Chair), Susan Fortunato (Chair), John Morgan, Heidi Seelbach

Excused /Absent: Curt Darragh, Jacob Reckess (Treasurer)

Staff: Amy Gigliuto

Others:

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

1. **Roll Call/Introductions:** Susan Fortunato opened the meeting and did a roll call.
2. **Public Comment (Agenda Items Only):**
3. **Approval of Minutes:** Minutes of the August 27, 2025 Board Meeting. (Darragh/Morgan)
4. **Finances**
 - a. **Financial Statements:** The monthly financial statements as of July 31, 2025, were reviewed and presented to the Board.
 - i. Adjustments: none
 - ii. Cash: 346,625
 - iii. Revenue: 18615.37
 - iv. Expenditures: 12246
 - v. Accounts Receivable: 79443.26
 - vi. Accounts Payable: 6155.50
 - vii. The DCPOK Land Bank is operating at a Loss of -15218.04 Year To Date
 - b. **Financial Statements:** The monthly financial statements as of August 30, 2025, were reviewed and presented to the Board.
 - i. Adjustments: Creation of Account 1402: Land Transfer \$1500 from account 6100.05 to 1402.00 Vacant Land
 - ii. Cash: 393078.78
 - iii. Revenue: 66638.55
 - iv. Expenditures: 14843
 - v. Accounts Receivable: 16638.55
 - vi. Accounts Payable: 8206.99
 - vii. The DCPOK Land Bank is operating at a Profit of 37318.38 Year To Date
 - c. The Financial Statements for June were approved as presented. (Darragh/Seelbach)

5. Property Acquisition

- a. 60 Lincoln Avenue- closed 8/22. been added to the website. A community meeting will be held 10/8 at 7pm at Vassar Brothers Medical Center. Impact PR will help get the word out and an intern will distribute flyers to neighbors
 - b. Bleachery Wappingers Falls
 - i. Our attorneys are working on getting the DEC agreement and a Phase I is being ordered
 - c. 47 S Bridge Street - contract signed waiting on closing date
 - d. The county foreclosure auction on 10/22/25 was discussed. We will be researching possible properties to bid on then will send a list out of the properties we will bid on
 - e. The possibility of a Ready to Renovate program was discussed
6. New Funding- HCR introduced a new round of funding for starter homes. It requires that grantees have site control for 10 sites
 7. Amy Gigliuto presented the [Executive Director Report](#)
 8. **Member Comments/Announcements:**
 9. **Public Comment:**
 10. **The Meeting was adjourned at 7:01 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.**

SECRETARY OF THE CORPORATION

