



Dutchess County-Poughkeepsie Land Bank
Meeting of the Board of Directors
January 28, 2026
Minutes

Present: Curt Darragh (Secretary), Susan Fortunato (Chair), John Morgan, Europa McGovern, Heidi Seelbach

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

Staff: Amy Gigliuto

Others:

The meeting was called to order at 5:40 PM by Curt Darragh, a quorum was met with the arrival of John Morgan at 5:48 and Susan Fortunato at 6:00 PM.

1. **Roll Call/Introductions:** Curt Darragh opened the meeting and did a roll call.
2. **Public Comment (Agenda Items Only):** None
3. **Approval of Minutes:** [November](#) and [January 6th](#) Minutes (Morgan/Seelbach).
4. **Finances**

a. Financial Statements:

The [Monthly Financial Statements as of November 30, 2025](#), were reviewed and presented to the Board.

- i. Adjustments: Move deposits on Noxon Rd, N Quaker, and 107 S Quaker from acquisition cost to Fixed assets -31437.47
- ii. Cash: 226344.85
- iii. Revenue: 187201.39
- iv. Expenditures: 15605.18
- v. Accounts Receivable: 200319.47
- vi. Accounts Payable: 13528.78
- vii. The DCPOK Land Bank is operating at a profit of \$213985.42 Year To Date

The [Monthly Financials as of December 31, 2025](#) were presented to the Board

- viii. Adjustments: Adjust accounts 1400.00 (Buildings) \$69247.71 and 1402.00 (land) \$212016.54 to Account 1310.00 Property held for sale
- ix. Cash: 454812.97
- x. Revenue: 76593.31
- xi. Expenditures: 14610
- xii. Accounts Receivable: 270270.53
- xiii. Accounts Payable: 1868.28
- xiv. The DCPOK Land Bank is operating at a profit of 301868.28 Year To Date. These figures may change due to the upcoming audit.

- b. Audit** - EFPR sent the engagement letter but it will need to be redrafted as we do not need to file a 990

5. Property Acquisition

- a. Acquired properties and possible plans for them were discussed.
 - i. Bleachery - still waiting for DEC agreement. Environmental Phase I complete. Environmental lawyer from WOH will review
 - ii. 47 S Bridge and the trailer at 107 S Quaker Lane will need to be demolished. An RFP was created. RFP will be sent to 2 contractors that contacted the Land Bank and those on the MWBE list.
- b. The need for additional funding to start construction on the property acquired was discussed
 - i. The next round of LBI Funding will depend on the State Budget.
- c. The need for property management services/snow removal was discussed

- 6. Amy Gigliuto presented the [Executive Director's Report](#)

Member Comments/Announcements:

None

- 7. **Public Comment:**

None

- 8. **The Board went into Executive Session at 6:45 PM to discuss Executive Director review. Executive Director Amy Gigliuto was excused. (Seelbach/McGovern)**

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

