



Dutchess County-Poughkeepsie Land Bank
Meeting of the Board of Directors
February 19, 2026
Minutes

Present: Curt Darragh (Secretary), Angela DeFelice (Vice-Chair), Susan Fortunato (Chair), John Morgan,

Excused /Absent: Europa McGovern, Jacob Reckess (Treasurer), Heidi Seelbach

Staff: Amy Gigliuto

Others:

The meeting was called to order at 5:40 PM by Angela DeFelice, a quorum was met.

Roll Call/Introductions: Angela DeFelice opened the meeting and did a roll call.

1. **Public Comment (Agenda Items Only):** None
2. **Approval of Minutes:** January 28th Minutes (Morgan/DeFelice).
3. **Finances**
 - a. **Financial Statements:**

The Monthly Financial Statements as of January 30, 2026, were reviewed and presented to the Board.

 - i. Adjustments:None
 - ii. Cash: 734780.61
 - iii. Revenue: 66089.25
 - iv. Expenditures: 17471.93
 - v. Accounts Receivable: 43226.40
 - vi. Accounts Payable:7808.40
 - vii. The DCPOK Land Bank is operating at a profit of \$48835.09 Year To Date
 - b. **Audit** - EFPR has been engaged
 - c. Bank Account Signatories
 - i. Motion to change signatories on the Land Bank's bank accounts at M&T Bank and NBT Bank. Authorized signer on the accounts will be: Curtis Darragh, Secretary, Angela DeFelice, Vice Chair and Amy Gigliuto, Executive Director (Morgan/Fortunato) All in Favor. Motion carried.
4. **Board Officers**
 - a. The need to elect Board officers at the Annual Meeting in March was discussed. This is Susan Fortunato's last meeting.
 - b. The need to have 3 Board positions appointed was discussed (1 City Common Council, 1 City Mayor and 1 Joint Mayor & County executive)
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.
 - iii. N Clinton– Making 2 offers was discussed. One offer would include the property owner demolishing the warehouse. The Board authorized Executive Director Gigliuto to make two offers on this property.
 - iv. Vacant Lot on N Bridge Street. The Board authorized Executive Director Gigliuto to make an offer on the vacant lot after inquiring about any issues there.
 - v. The Town of Poughkeepsie called about a problem property on Vassar Road that is condemned and needs to be demolished.
- b. The need for additional funding to start construction on the property acquired was discussed. Land Bank funding was not included in the Executive Budget. Emails to local elected officials to have them advocate for Land Bank funding were sent out.

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 6:58 PM to discuss Board Officers Executive Director was excused. (DeFelice/Morgan)**

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

