



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

Herkimer County Land Bank Board of Directors

Board Meeting Minutes

Meeting Date: Wednesday July 22, 2026 at 10:04 AM

Meeting Location: in the **Legislature Chambers**, Herkimer County Office Building, 109 Mary Street, Herkimer, New York 13350.

1. Introduction/Sign In _____ X _____
2. Call Meeting to Order: James Wallace
3. Roll Call: Mr. Wallace _____ X _____ Mr. Campione _____ X _____ Mr. Donley _____ X _____
Ms. Bennett _____ X _____ Mr. Bono _____ X _____ Ms. Enea _____ X _____ Mr. Paul _____

Other Present: Michael Edwards, Anthony Lucenti and Mr. Montana

4. Stand for Pledge of Allegiance: Mr. Lucenti lead us
5. Previous Meeting Minutes from May 20, 2026 Regular Meeting:

Motion to: Accept previous meeting minutes as printed or any noted changes.

Motion By: Mr. Donley 2nd Mr. Campione

Any Discussion/Changes: None

For 6 Against 0

6. Treasurer - Financial Reports: **a.)** Bi-monthly report **Other:** _____

Motion to: Accept Treasurer's reports

Motion By: Mr. Donley 2nd Ms. Bennett

Any Discussion/Changes: None

For 6 Against 0

Herkimer County Land Bank Board of Directors
James W. Wallace, Chairman
Peter J. Campione, Vice Chairman
Kimberlee Enea, Treasurer
Cynthia Bennett, Director

Raymond Donley, Director
Vincent Bono, Director
Robert Paul, Director



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

7. Rehabilitation Projects Update: Discussion: Mr. Edwards gave an update on: a.) 161-163 E. Main St. Ilion and 116 S. Washington St. Herkimer are progressing toward completion. b.) No progress on 25 Michigan St. Mohawk. c.) 770 White Creek Rd. Newport is progressing very good. Will be discussed at the September meeting.

8. 386 West Main Street Rehabilitation Project. Mr. Edwards updated on the 386 W. Main St., Little Falls project. The engineers' reports have come in and were not very favorable. The lead report was very concerning with large amount of lead throughout the interior as well as the exterior of the property. The engineers estimate to abate the lead would be up to \$60,000. The asbestos report was not much better with various amount of asbestos found throughout the structure. Estimated abatement costs would be around \$20,000. Black River Testing stated if the structure were to be demolished "hot" the abatement would not be required. Mr. Edwards stated he would go with the engineer's recommendation to demolish the property. Mr Edwards discussed putting a Modular Home on the property. The board decided to go ahead with the demolition but to wait until the September meeting regarding moving forward with a project at this site.

Motion to: Approve developing the property with a new modular home or stick built home.

Motion By: Mr. Campione 2nd Mr. Bono

Any Discussion: None

For 5 Against 1

9. Land Bank Properties update: Mr. Edwards gave an update on: a.) 900 State Rt. 5S property-Mr. Edwards went to the Town of German Flatts Court and the Judge requested that further notification attempts be made by the County Sheriff's Department. Once this has been completed and documentation from the Sheriff's office has been provided, Mr. Edwards will have to make another appearance to the court. b.) 29-31 W. River Dr. Ilion and 124-126-128 E. Main St., Ilion have been posted with no ending date.

Other:

10. Property Maintenance Person

Mr. Edwards said he is still looking for a person who can be on call to do basic property maintenance as needed and on call. The person should have the capability to do snow plowing as well. I would ask the board to get back to me with names of anyone who may be interested.



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

11. Mr. Edwards stated he had a zoom meeting with NYS Housing and Community Renewal: It was discussed at the last board meeting if we can utilize more HCR funding to do more demolitions. She said we can utilize some of the funds for demolitions but wants to make sure we have sufficient funding to do the rehabilitation project in Little Falls. She also said to not apply for additional programs at this time. She wants to make sure we will use all of the current funding allocated to our Land Bank.

12. Mr. Edwards gave a review of the Side Lot Properties: **a.)** We received a bid for the side lot on West Main St., Little Falls from a Douglas Blight, who lives in New Jersey but owns all of the property around this lot. His bid is \$2,000. **Motion to accept the bid of \$2,000 for the side lot on West Main Street in Little Falls, New York 13365. Motion By: Mr. Bono 2nd By: Mr. Campione Yes: 6 No: 0**

b.) Vincent Enea is interested in taking the property on Pullman St. Herkimer. **Motion to turn the vacant lot over to Vincent Enea and get it back on the tax rolls. Motion By: Mr. Bono 2nd By: Mr. Campione Yes: 5 No: 0 Abstain: 1**

c.) The Village of Frankfort is interested in taking the Lock Street lot which is the last vacant lot from the properties we demolished. Mr. Edwards discussed that he believes the property next door will be coming up for tax foreclosure in the next cycle. With that being the case, he would hold off at this time in giving the property to the Village. If the Land Bank were to get the property next door this side lot would make that property much more enticing.

Other: Mr. Donley discussed a property in the Town of Litchfield in need of demolition. Mr. Edwards will reach out to the Town attorney to see where the Article 19 proceeding is at.

13. Mr. Edwards brought forward the discussion at the last board meeting regarding Director Robert Pauls' availability for Land Bank meetings, The board discussed replacing Mr. Paul at this time due to his inability to make any of the Board Meeting. Mr. Edwards said he gave him a call to see if his availability would be any better in the future but did not receive a reply. Mr. Edwards said he sent Mr. Paul an email requesting that he resign his position as a Land Bank Director either by letter or email. Mr. Edwards stated he did not receive a reply. Mr. Edwards stated he personally knows Mr. Paul and that he is a very good and knowledgeable person and that he is quite busy with his employment and family. Mr. Edwards asked that if in the future Mr. Paul has more available time if the board may reconsider him for a director's position at that time and the board agreed.

Motion to remove Mr. Paul as a Director of the Herkimer County Land Bank effective today's date:

Motion By: _____ Mr. Bono _____ 2nd _____ Ms. Bennett _____

Any further discussion: _____ None _____

For _____ 6 _____ Against _____ 0 _____

Herkimer County Land Bank Board of Directors
James W. Wallace, Chairman
Peter J. Campione, Vice Chairman
Kimberlee Enea, Treasurer
Cynthia Bennett, Director

Raymond Donley, Director
Vincent Bono, Director
Robert Paul, Director



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

13. (continued) Mr. Edwards made a recommendation to appoint Robert Brenchley, Herkimer New York as a Director for the Herkimer County Land Bank Corporation.

Motion to appoint Mr. Robert Brenchley, 305 Bellinger Street, Herkimer New York 13350 as a Herkimer County Land Bank Corporation Board Director to fill the remaining term of Robert Paul.

Motion By: Ms. Enea 2nd Mr. Donley

Any further discussion: Mr. Bono mentioned if business with the bank how that would affect Mr. Brenchley.
Mr. Edwards stated he would have to abstain for any business with the back he works at.

For 6 Against 0

14. Other Business: Mr. Edwards discussed putting together a RFP for a Real Estate Company to sell some of the Land Bank properties. Mr. Wallace recommended a two (2) year contract. Mr. Edwards will put together the RFP.

Motions for Real Estate Company: _____

Any further discussion: _____

Motion By: Ms. Bennett 2nd Mr. Donely

For 6 Against 0

18. Motion to close meeting, next meeting scheduled is Wednesday September 16, 2026 – at 10AM in the Herkimer County Legislature Chambers with Committee meetings starting a 9:45AM.

Motion By: Mr. Campione 2nd Mr. Donely

Any Discussion: None

For 6 Against 0

Herkimer County Land Bank Board of Directors
James W. Wallace, Chairman
Peter J. Campione, Vice Chairman
Kimberlee Enea, Treasurer
Cynthia Bennett, Director

Raymond Donley, Director
Vincent Bono, Director
Robert Paul, Director



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

Herkimer County Land Bank Board of Directors
James W. Wallace, Chairman
Peter J. Campione, Vice Chairman
Kimberlee Enea, Treasurer
Cynthia Bennett, Director

Raymond Donley, Director
Vincent Bono, Director
Robert Paul, Director