



Annual Measurement Report

2025

Major Milestones – 2025

- **Organizational Development**
 - Continued progress on financial management and organizational documentation
- **Community Education and Outreach**
 - Engaged municipalities, community groups, and individuals to raise awareness about the Land Bank
 - Attended multiple municipal and community meetings
- **Collaboration with County and Treasurer**
 - Continued development of a process to obtain tax-foreclosed properties (initiative began in 2023)
- **Property Acquisition**
 - 71 Canaras Avenue, Saranac Lake, New York
- **Property Appraisals**
 - 71 Canaras Avenue, Saranac Lake, New York
- **Surveys**
 - 71 Canaras Avenue, Saranac Lake, New York
- **Cleanup and Hazard Mitigation**
 - Removal of interior and exterior debris and contents – 71 Canaras Avenue
 - Hazardous waste survey – 71 Canaras Avenue
 - Asbestos abatement – 71 Canaras Avenue and 13 Williamson Street, Malone
- **Demolition and Construction**
 - Demolition completed – 92 Wawbeek Avenue, Tupper Lake
 - Construction of modular home – 92 Wawbeek Avenue, Tupper Lake
- **Website Development**
 - Continued updates to www.franklincountylandbankny.org
- **Funding Applications**
 - Applied for additional property services and operations funding
- **Personnel**
 - Hired first Executive Director

Anticipated Milestones – 2026

- **Property Acquisition**
 - Continue working with the County Treasurer and staff to identify suitable tax-foreclosed properties for acquisition
 - Focus on multi-unit residential buildings to help increase available housing

- **Rehabilitation Projects**
 - 13 Williamson Street, Malone, New York
 - 92 Wawbeek Avenue, Tupper Lake, New York
 - 71 Canaras Avenue, Saranac Lake, New York

- **Property Appraisals**
 - Re-appraise our complete renovation properties to see the current value to help properly price the properties for resale

- **Property Disposition**
 - 92 Wawbeek Avenue, Tupper Lake, New York
 - 13 Williamson Street, Malone, New York
 - 71 Canaras Avenue, Saranac Lake, New York

Procurement Report

As per Public Authorities Law Article 9, Title 1, §2800 (2), the Franklin County Land Bank Corporation offers the following information regarding its status and activities for the year 2024: The Franklin County Land Bank had the following procurement transactions completed during Fiscal Year 2024 with an actual or estimated value of \$5,000:

Company	Amount
Adirondack Website Design	\$10,405.71
Bowers CPAs and Advisors	\$7607.50
D&S Excavating	\$63,334.00
Eastern Insuring	\$8507.72
Flately Read	\$8,995.00
JEDA Environmental / Burke Excavation	\$9,240.00
Laubacker Excavation	\$21,000.00
Neoplanta	\$8,000.00
RA Mercer	\$7077.50
Scotsmans Electric	\$7,499.44
Showcase Homes	\$307,599.00

Current Real Property Listing

Street Address	Municipality	Purpose	List Price
13 Williamson Street	Malone	Rehabilitation	Not Yet Listed
92 Wawbeek Street	Tupper Lake	Demolition/Build Modular Home	Not Yet Listed
71 Canaras Street	Saranac Lake	Rehabilitation	Not Yet Listed

Current Board Members:

Harry Gordon, Chair

Madelyn Fleury, Vice Chair

Sherry Boyea, Treasurer

John Gillis

Janelle Lavigne

Justus Martin

Kip Cassavaw

Fran Perry

Scott Cook

Eric Ashlaw

Respectfully Prepared and Submitted by:

Franklin County Land Bank Board of Directors

Shiela Conners

Executive Director