



FRANKLIN COUNTY LAND BANK
BUILDING STRONGER COMMUNITIES

Annual Report On Operations and Accomplishments January 2025 to December 2025

Introduction

On behalf of the Franklin County Land Bank (FCLB) Board of Directors, we are pleased to present the 2025 Annual Report, highlighting our accomplishments and activities from January through December 2025.

This year marked a significant period of progress and organizational growth. The hiring of our first Executive Director, the expansion of funding opportunities, and the advancement of new property acquisitions have positioned the Land Bank for continued success. With the Board's unwavering commitment and collaboration, the FCLB has taken meaningful steps toward addressing some of Franklin County's most challenging and blighted properties. Together, we have strengthened the foundation for a sustainable, impactful future.

Administrative Activity

Throughout 2025, the Franklin County Land Bank continued to strengthen its operational capacity and governance structure. The organization is managed by an engaged, all-volunteer Board of Directors and a full-time Executive Director. The Board meets virtually on the second Thursday of each month at 3:00 p.m. to conduct official business and oversee program activities.

Now in its third year of development, the FCLB has made substantial progress in establishing the core systems and partnerships necessary for long-term success. Key administrative accomplishments include:

- Retaining professional service providers for auditing, legal counsel, and website development, in compliance with Authorities Budget Office requirements.
- Conducting strategic planning sessions to refine the Land Bank's mission, goals, and operational priorities.
- Maintaining all required insurance policies to ensure risk management and compliance.
- Adopting foundational organizational policies to guide transparent and effective operations.

- Hiring the organization’s first Executive Director, who began in February 2025, providing daily leadership and coordination of Land Bank initiatives.

Board of Directors and Staff

The Franklin County Land Bank Board is composed of 11 members appointed in accordance with the organization’s Articles of Incorporation. We are currently proposing replacing one inactive board member and filling a vacant position.

Current Board of Directors:

- Harry Gordon – Chair
- Madelyn Fleury – Vice Chair
- Sherry Boyea – Treasurer
- Eric Ashlaw
- Fran Perry
- Janelle Lavigne
- John Gillis
- Justus Martin
- Kip Cassavaw
- Scott Cook

The Board of Directors appointed Shiela Connors as the Franklin County Land Bank’s first Executive Director. With extensive experience in nonprofit management and community development, Shiela brings valuable leadership and expertise to the organization. Since officially assuming her role in February 2025, she has provided the strategic direction necessary to strengthen operations, expand partnerships, and advance the Land Bank’s mission.

Financial Overview

In 2025, the Franklin County Land Bank secured critical support through the New York State Land Bank Initiative – Phases I and II, ensuring the continued implementation of acquisition, rehabilitation, and redevelopment projects across the county.

Expenditures during this period supported a range of essential activities, including:

- Property acquisition, appraisal, and survey costs
- Debris removal, demolition, and abatement
- Insurance and legal services
- Personnel and administrative expenses
- Purchase of a modular home for redevelopment
- Construction and site preparation

- Professional training and membership dues

These investments reflect the Land Bank's commitment to responsibly manage public resources while creating long-term community benefit.

Property Acquisitions and Redevelopment

In 2025, the FCLB expanded its property portfolio with the acquisition of a residential property on Canaras Avenue in Saranac Lake through Article 19-A proceedings. The property has been assessed and deemed suitable for rehabilitation, with renovations scheduled to begin in 2026.

In addition, the Land Bank continued progress on its Tupper Lake project, preparing to sell its newly constructed modular home as workforce housing—a key step toward increasing access to affordable housing and revitalizing local neighborhoods. The Land Bank successfully hired a contractor to complete the renovation of our Malone project with an anticipated completion date of June 2026, once completed this home will also be sold as workforce housing.

Conclusion

The Franklin County Land Bank extends its sincere appreciation to Franklin County and our municipal partners for their continued support and collaboration. Your shared commitment to addressing vacant, abandoned, and blighted properties is essential to our mission.

As we move forward, the Land Bank remains dedicated to strengthening neighborhoods, returning properties to productive use, and enhancing the overall quality of life throughout Franklin County. With a solid foundation now in place, we look forward to building upon this year's momentum and expanding our impact in the years ahead.

Respectfully submitted,

Board of Directors, Franklin County Land Bank
Shiela Conners, Executive Director