

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, December 2, 2020

10:30 a.m.

*Legislative Chamber, 3rd Floor, Annex Building
Bath, New York*

****MINUTES****

PRESENT: Hilda T. Lando, Chair, Steuben County Legislator – District 2
Scott J. Van Etten, Vice Chair, Steuben County Legislature Chairman – District 13
Jack K. Wheeler, Steuben County Manager
Tammy Hurd-Harvey, Steuben County Commissioner of Finance
Jennifer Miller, City of Corning Planning & Economic Development Director
Raymond Walch, Mayor, Village of Addison

OTHERS: Christopher Brewer, Deputy County Manager/ SCLBC Executive Director
Matt Sousa, Senior Planner, Steuben County Planning Department
Jennifer Prossick, Steuben County Attorney
Jeannie Glass, Arbor Development
Danielle Kenny, Arbor Development
Rocco Soda, Arbor Development
Mitchell Alger, Steuben County Deputy Commissioner of Finance
Carol A. Ferratella, Steuben County Legislator – District 13
K. Michael Hanna, Steuben County Legislator – District 5
Jeffrey P. Horton, Steuben County Legislator – District 8
Robin K. Lattimer, Steuben County Legislator – District 3
Frederick G. Potter, Steuben County Legislator – District 10

ABSENT: John Buckley, Mayor, City of Hornell

I. CALL TO ORDER

Mrs. Lando called the meeting to order at 10:30 a.m.

II. APPROVAL OF MINUTES

**MOTION: APPROVING THE MINUTES OF THE NOVEMBER 4, 2020, MEETING MADE BY MR. VAN
ETTEN. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0**

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – Mr. Alger stated the Board received the report via email. The corporation received \$173,800 in grant funds in November.

B. *Project Updates – LISC Grants*

- *137 East Washington (Bath)* – Mr. Brewer stated the demo has been done and the property has been transferred back to Habitat for Humanity. They will be meeting this Friday with Habitat. Mr. Soda stated they have put a 10 percent deposit down on a 1,600 square foot, three bedroom home from OWL Homes. They are moving forward pretty aggressively to have a house up by January. Habitat for Humanity will build the porch, do the site work and will finish painting the inside. Arbor has a buyer approved and the process is moving forward.
- *148 Terry (Hornell)* – Mr. Brewer stated we have a commitment on the property and we are waiting for a survey and abstract. Anticipated closing is in December.

C. *Project Updates – Enterprise Grant*

- *278 Chestnut St. (Corning)* – Mr. Brewer stated the abstract is being recreated and a survey is being done. We have a buyer and they have requested early occupancy. We are not charging rent, but are charging an early occupancy fee. The buyer is in the home and the utilities are in the buyer's name. The buyer is doing a VA loan and those tend to take a little longer. We anticipate closing to be the end of December or early January.
- *1480 Chestnut St. (Hornellsville)* – Mr. Brewer stated this is bank committed and we are waiting on the abstract and survey. It will take a few weeks to a month to record the abstract. We anticipate closing within the next month.
- *9187 CR 74 (Pulteney)* – Ms. Glass stated this project is moving along. The owner of the construction company is in quarantine, but he has two new guys that are working and the project is moving along. It looks like the project will be complete by the end of the week and I will get an update at that point. The project may go into January, but we don't know what with having a few of the workers off site. As of last Friday the drywall was up and they were working on the walls.
- *8867 SR 415 (Campbell)* – Mr. Brewer stated there has been no change on the status as we are still waiting for a tax sale.
- *7162 SR 54 (Bath)* – Mr. Brewer stated the 10-day eviction notice did expire and Jeff Squires filed the 3-day paperwork on Monday. The people are still in the home and the utilities are in their name. We will have to move forward within the court system and we are not sure how the eviction part will work out.

Mrs. Lando asked is that due to COVID? Ms. Prossick replied that is some of it. The definition of tenant is either someone who rents space month to month or is under a lease. This person is a squatter and we will move directly to County court to get the proceeding underway.

- *24 Baldwin Ave. (Addison, Habitat)* – Mr. Brewer stated Habitat for Humanity does have the paperwork for the property transfer and that should be done in December. He reminded the Board that Habitat will pay for half of the demolition cost.

Mrs. Lando asked is this the property that Mayor Walch was concerned about? Mayor Walch asked has this property already been demolished? Mr. Soda replied yes. Mayor Walch stated he did receive an email concerning this. It used to be that Tuscarora Avenue tied into Baldwin Avenue and the Village can acquire that. I need to see what the process is for the Village to take ownership. What is the Land Bank going to do with the empty lot?

Mr. Soda replied this was donated to Habitat to Humanity to help us meet our quota for demolitions. The intention is to put multiple homes on these two lots. I did indicate to Habitat that the Village was interested in purchasing and they are interested in having that discussion. Mayor Walch stated my intention is to move forward and move the Fire Department off of the five corners. That process will take time and grant funds. If we can't make that happen, we would certainly welcome two to three homes there.

Mrs. Lando stated the Land Bank does not own the property, so the discussion about this property would be between Habitat and the Village of Addison. Mr. Van Etten stated there is another adjacent parcel that is not even on the tax roll. Mrs. Hurd-Harvey has been working with Real Property to investigate that and it is not on the County tax system. Mrs. Hurd-Harvey commented the Village just needs to go through a process.

Mayor Walch asked down the road if you put a home in there, would it be better served to put that back as a street? What would be the best intention if you put two or three homes on that vacant lot? Mr. Van Etten replied that would be the Village's call. That parcel does not have anything to do with the Land Bank as it is not under our control.

IV. OTHER BUSINESS

A. *Potential Demolition Projects* – Mrs. Lando asked what is the status of the other potential demolition projects that we had talked about in Addison, Hornell and Canisteo? Ms. Kenny stated we had three recommendations. The first is a donation at 115 Front Street in Addison. The other properties are 274 Walnut Street and 10 Cottage Avenue in the City of Hornell. Mr. Soda stated we had additional ones and we narrowed it down to three. The path to ownership is a little messy with all of the properties. We can pursue all three to see which one we can get title to. The Addison property is located next to Acorn and is a good option. There was a fire inside and we did not get in. This property may be on a double or triple lot. The owner is willing to donate it if we can skip trace the absentee ex-spouse. With regard to the two properties in Hornell, 274 Walnut is condemned and beyond repair and is an unsafe structure. This property is located in a commercial district and does need to come down. The property taxes have not been paid for years and there are liens. The second property in Hornell is 10 Cottage Avenue. The concern is that this is a row house and is attached to another home. It is not in a great neighborhood, but is condemned. It is located closed to downtown and a playgroup. With it being attached to another home, it would be more expensive to demo and it may require doing a lot of it by hand. This is something that should come down.

Mrs. Lando asked is the Addison property the best one to pursue? Mrs. Hurd-Harvey replied I think so. The other two we would have to get title through foreclosure and we would be stuck. Ms. Kenney stated with the Addison property the ex-husband has disappeared and the wife does not have a contact number and does not know where he is living. She wants to donate the property, but the issue is how to get around the other party on the deed.

Mr. Soda stated there are two options in Canisteo and they have similar issues. Mayor Walch stated I can talk with my Code Enforcement Officer. Ms. Miller stated she could make some recommendations as well. Mr. Soda stated we still have the Park Avenue property as an option. Ms. Miller stated I think that property is still tied up. Mr. Soda stated we have done a lot of work around 111 West First Street in Corning.

Mr. Van Etten asked if we don't do another demolition, what will happen? Ms. Kenny replied the grant funds just would not be available and that could hurt us on future applications. Mrs. Lando commented this is an issue because of COVID and the whole court issue. Ms. Kenny stated we have already gotten a six month extension on the grant until June 2021. Mrs. Lando asked where do we go from here?

Mr. Soda stated we have the Cornerstone property list. Maybe we could revisit that for a demo project? Ms. Kenny stated we can reach out to them and see what the options are. Mayor Walch stated the Village of Addison has a property that needs to be demolished and that is located on 44 Upper Farnam Street. Ms. Kenny stated I have tried contacting Cornerstone on that property and they will not call me back. Mayor Walch stated he will see what he can find out. Mr. Soda stated that he can speak with the owner of 111 West First Street in Corning as that building has been gutted inside.

Mr. Potter asked are you looking for properties for development? Mr. Brewer replied yes. Mr. Potter stated in Greenwood there was a property that was burned in a fire and is going to be demolished and put on the tax sale for next year. Mrs. Hurd-Harvey stated the County will be demolishing that. Ms. Kenny stated the Land Bank could contribute toward that; you don't have to have title. Perhaps the Land Bank could partner in that? Mr. Brewer stated there is one in Dansville that is coming down this month that the County is doing.

Mr. Wheeler stated I think we would have to talk about whether the Land Bank would need to be in the chain of title. Ms. Kenny stated we have had conversations with Enterprise and the Land Bank does not need to be in the chain of title. A Phase I environmental would be the only requirement. They have said you can contribute toward the project without being in the chain of title. It is definitely worth looking into to see if we can make that work. That would be a great way to meet the deliverable and not have to worry about the June timeline. We can contact Fagan to see if they could expedite a Phase I. I will also call Enterprise to get confirmation.

Mr. Potter stated I also think there is a property in Wayland.

Ms. Prossick stated I will look at the contract to see what the Land Bank could contribute with regard to the Enterprise Grant, etc. Mr. Soda stated he will contact the owner of 111 West First Street in Corning, Brian Webster. Ms. Miller stated she will work with her staff to see if there is anything they can do to help with that.

B. *Next Meeting* – The next meeting has been scheduled for Wednesday, January 6, 2021 at 10:30 a.m.

MOTION: TO ADJOURN MADE BY MR. VAN ETTEN. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature