

STEUBEN COUNTY LAND BANK CORPORATION

Wednesday, November 4, 2020

11:15 a.m.

*Legislative Chambers, 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
John Buckley, Mayor, City of Hornell
Raymond Walch, Mayor, Village of Addison

OTHERS: Christopher Brewer, Deputy County Manager
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
Robin K. Lattimer, Steuben County Legislator – District 3

I. CALL TO ORDER

Mrs. Lando called the meeting to order at 11:15 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE OCTOBER 7, 2020, MEETING MADE BY MR. VAN ETTEN. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

III. DISCUSSION/ACTION ITEMS

A. *Executive Director Appointment* – Mr. Van Etten stated in talking with Ms. Prossick and Mr. Wheeler, the best person for this appointment is Chris Brewer, Deputy County Manager because if we were to put someone in this position from the Finance Office, it may create some conflicts. Ms. Prossick stated when Mr. Alger was in this role as Deputy County Manager, there was a contract in place and she would suggest doing the same for Mr. Brewer’s service to the Land Bank.

MOTION: APPOINTING CHRISTOPHER BREWER, DEPUTY COUNTY MANAGER, AS SCLBC EXECUTIVE DIRECTOR AND AUTHORIZING A CONTRACT WITH THE STEUBEN COUNTY MANAGER’S OFFICE FOR THESE SERVICES MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Mr. Brewer stated I am excited to help.

B. *Treasurer’s Report* – Mr. Alger stated the report will be emailed out following the meeting. As of October 27, 2020, there was a balance of \$97,869.71.

C. *Project Updates – LISC Grant*

- *137 E. Washington (Bath)* – Ms. Glass informed the Board that the Habitat for Humanity has engaged a contractor to pour the concrete pad and that should be done very soon. Ms. Prossick stated I can report that all of the documentation has been filed and the mortgage includes language that they must complete the project within a four-year period. Mr. Soda commented Arbor has a family approved and that approval is good for four months, so they are trying to move on that ASAP.
- *148 Terry (Hornell)* – Mr. Wheeler commented Terry Street is on track to close in early December.

D. *Project Updates – Enterprise Grant*

- *278 Chestnut St. (Corning)* – Mrs. Lando commented this was the property where we were discussing an early entry. Mr. Wheeler stated this property is on track to close in mid-December. An early occupancy agreement is being discussed with Attorney Jeff Squires and the real estate agent.
- *9187 CR 74 (Pulteney)* – Ms. Glass stated the contractors are finishing the roof and the painting is complete except for the trim. They are working on the interior and all of the floors have been stripped and the material is onsite to start laying floors. They are working on the bathroom/laundry room. The contractors pulled the side porch off and the house looks so much better. Everything is looking good. We are on schedule to be finished by the end of the year.
- *8867 SR 415 (Campbell)* – Mr. Soda stated this was a demo project. Mr. Wheeler stated this is one of the properties that we are waiting for the tax sale. Ms. Prossick stated the property is still in default judgement and we still cannot hold an auction.
- *7162 State Route 54 (Bath)* – Ms. Prossick suggested discussing in Executive Session as there is potential litigation.
- *24 Baldwin Ave. (Addison/Habitat)* – Mr. Soda stated no family has been lined up for any action yet. There was a discussion that the municipality would be interested in this property. The home was donated, but not the land and this property has been put back to the Land Bank for demolition and it will go back to Habitat for an income-qualified family to live there.

Mayor Walch commented this property is really located on Tuscarora Extension. The village would be interested in the big lot that sits in front of this. They would like to relocate the fire department as they are in a terrible spot at the five corners. I'm not sure if there is an advantage to include this property with the big lot.

Ms. Prossick stated Habitat for Humanity owns 24 Baldwin and they have to comply with the conditions for an income-eligible family to move in. Mr. Soda stated that was my concern that we would have to amend that agreement as the property is not owned free and clear.

Mayor Walch stated several years ago we had tried to purchase the corner lot from the gentleman that lived at 24 Baldwin. I am still assuming he owns that. When Habitat for Humanity took over 24 Baldwin, they got that big lot too. Mrs. Kenny stated that is correct but it was subdivided and the lot is .6 acres. Mr. Soda stated there are no restrictions on the big lot. Mayor Walch stated we are interested in that lot. The house has great potential and would be a great house for someone, but we are interested in the lot. Mr. Soda stated I will talk to Habitat about that for you. Mayor Walch stated we will be looking for some grant money eventually to build a new fire department.

E. *Property Acquisitions to Complete Enterprise Grant* – Mr. Soda stated we are still looking for one more demo and Mrs. Dlugos had gotten some potential locations from Canisteo and Addison. Mrs. Kenny stated there are two properties in Addison; 115 Front Street and 44 Upper Farnam. The Front Street property is owned by Sandra Dubois and I have a call into her. The property on Farnam is owned by Cornerstone. Mr. Soda stated we thought the higher priority

was Front Street. Mrs. Kenny stated she will follow up. Mrs. Lando asked what would be the cost to demo the property on Front Street? Mr. Soda replied historically, with the County's support, we can do a contained demo as this was already condemned, for between \$10,000 - \$12,000.

Mayor Buckley stated he submitted two properties back in October. They are located at 10 Cottage Avenue and 274 Walnut Street in the City of Hornell. The Cottage Avenue property is at the end of a row house and someone had an interest, but there has been no movement yet. The property has been empty for a number of years. The Walnut Street property is a single-family residence. Mr. Soda stated we can check those properties out.

Mrs. Hurd-Harvey asked did you look at the properties in Canisteo? Mr. Soda replied yes. One property was located on Main Street and that is certainly an eyesore. The other property was located on Walnut Street and that is not a bad area and that might be ideal for a redevelopment. There were three properties in Canisteo and the third was located in an alley and was not visible. He stated I was not 100 percent confident that the Main Street property couldn't be restored without actually being able to get inside. These property recommendations came from the Codes department. Mrs. Hurd-Harvey asked so whichever property must be done by June 30th? Mrs. Kenny replied yes. Mrs. Lando asked and the County does not own any of these? Mr. Soda replied correct.

Mayor Buckley stated I can forward the information on the two properties in the City of Hornell for consideration.

Mayor Walch asked what is the target date for the Front Street property in Addison? Mr. Soda replied we can do a full evaluation on all of these properties. We need to contact the owner and then we could move very quickly. Mrs. Lando asked that Arbor provide an update at the next meeting and then the Board will make a decision.

IV. OTHER BUSINESS

A. *Next Meeting* – The next meeting has been scheduled for Wednesday, December 2, 2020, at 10:30 a.m.

MOTION: TO ADJOURN REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105.1.H. THE PROPOSED ACQUISITION, SALE OR LEASE OF REAL PROPERTY OR THE PROPOSED ACQUISITION OR SECURITIES, OR SALE OR EXCHANGE OF SECURITIES HELD BY SUCH PUBLIC BODY, BUT ONLY WHEN PUBLICITY WOULD SUBSTANTIALLY AFFECT THE VALUE THEREOF MADE BY MR. VAN ETTEN. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. VAN ETTEN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: TO ADJOURN MADE BY MAYOR WALCH. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature