

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, September 2, 2020

10:39 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
Bill von Hagn, Mayor Village of Bath
John Buckley, Mayor, City of Hornell

OTHERS: Amy R. Dlugos, Planning Director/SCLBC Executive Director
Jennifer Prossick, Steuben County Attorney
Christopher Brewer, Deputy Steuben County Manager
Jeannie Glass, Arbor Development
Rocco Soda, Arbor Development
Robin K. Lattimer, Steuben County Legislator – District 3
Carol A. Ferratella, Steuben County Legislator – District 13
Brenda K. Scotchmer, Clerk, Steuben County Legislature
Mary Perham

I. CALL TO ORDER

Mrs. Lando called the meeting to order at 10:39 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE AUGUST 5, 2020, MEETING MADE BY MS. MILLER. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – Mrs. Dlugos stated she will have a Treasurer's Report to present at the October meeting. Mrs. Lando asked has anything changed? Mrs. Dlugos replied we did receive our appropriation from the grant.

B. *Project Updates – LISC Grant*

- *137 East Washington (Bath)* – Mrs. Dlugos stated she has nothing to report.
- *148 Terry Street (Hornell)* – Mrs. Dlugos informed the board that they have received two offers, one of which was a qualified buyer. She would like to discuss this in Executive Session.

C. *Project Updates – Enterprise Grant*

- *278 Chestnut Street (Corning)* – Mrs. Glass stated this project is completed except for a little landscaping. The property has been appraised at \$151,000. Mr. Soda stated the original estimate was \$150,000. We may need to discuss setting a higher price than the other properties and it may be difficult to find income qualified buyers. Mrs. Glass stated Enterprise has asked us to make that push. This is a four bedroom, two bath house.

Mrs. Dlugos stated this property is ready for sale now and the realtor we have been using is willing to list it for us for a fee of \$3,000. We are thinking of listing the property at \$155,000. Mr. Soda commented that is not out of a line.

MOTION: SETTING THE LISTING PRICE FOR THE PROPERTY LOCATED AT 278 CHESTNUT STREET SITUATE IN CORNING, NY, AT \$154,900 MADE BY MRS. HURD-HARVEY. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Mrs. Lando asked when can we go tour it? Mrs. Glass replied we can give you the lockbox code.

- *1480 Chestnut Street (Hornellsville)* – Mrs. Dlugos stated the offer we had fell through because the buyers did not get their loan. We have two more showings and then we may need to do an open house if there are no offers.
- *9187 CR 74 (Pulteney)* – Mrs. Glass stated we are one and a half weeks out from starting this project and it should take about three months.
- *8867 SR 415 (Campbell)* – Mrs. Dlugos stated this is a tax sale property and we are still waiting to see what will happen.
- *24 Ames Street (Addison)* – Mrs. Dlugos stated at the last meeting we had received an offer and you had me counter. That counter offer was accepted for \$2,000. We are waiting for the abstract to be updated because we set a closing date. She requested authorization to accept the counter offer of \$2,000 with the buyer paying the closing cost and the Land Bank paying the abstract fee and our attorney fees.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE COUNTER OFFER RELATIVE TO THE PROPERTY LOCATED AT 24 AMES STREET, SITUATE IN ADDISON, NY, FOR \$2,000 WITH THE BUYER PAYING THE CLOSING COSTS AND THE LAND BANK PAYING THE ABSTRACT FEE AND OUR ATTORNEY FEES MADE BY MR. WHEELER. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

- *24 Baldwin Avenue (Addison)* – Mrs. Dlugos reported there is no update at this time.

Mrs. Lando asked did we settle the agreement with Habitat for Humanity? Mrs. Dlugos replied staff from Arbor Development did find an example of an agreement from other counties that have partnerships with Habitat for Humanity. She will bring that up for discussion at the October meeting.

D. *Property Acquisitions to Complete Enterprise Grant* – Mrs. Dlugos stated in order to complete our original goal, we need another demolition property and we could also fund another rehab project. Enterprise is willing to extend the grant until the end of June 2021. Arbor Development did evaluate some properties on the County's mini tax auction list. There are two rehab projects that would be appropriate and one tear down. She stated she spoke with the Commissioner of Finance and the County Manager about these. Mrs. Dlugos stated they discussed that they would like to take the two properties to auction to see what they bring and if the County does not get what they want, then they could be made available to the Land Bank. Mrs. Hurd-Harvey explained we are hoping to set a reserve equal to what the taxes are. If we don't get that reserve, they can come back to the Land Bank for consideration. If neither of the properties hit the reserve, we need to know which one to let go. Ms. Prossick commented further discussion on this item would be appropriate for Executive Session.

Mrs. Dlugos informed the Board that she reached out to the Community Foundation which has former Cornerstone properties to see if anything was available. Nothing is vacant at this time. We do have a great deadline and I don't know how long it takes to remove tenants. They stated they will keep us in mind if they have anything that becomes vacant.

Ms. Miller asked what about the Community Development Corporation? Mrs. Dlugos replied they received properties as part of the bankruptcy.

Mrs. Lando asked do we have a backup plan? Mayor von Hagn suggested sending out a letter to the municipalities to ask if they have anything they are aware of. Mrs. Lando stated that is a good idea and Mrs. Dlugos stated she will reach out to them. Mr. Soda stated that he can go through the other evaluations and see if there is a backup.

IV. OTHER BUSINESS

A. *2021 Budget for PARIS Reporting* – Mrs. Dlugos explained within 90 days of August 4, 2020, we have to upload our 2021 budget to the PARIs system. She presented the Board with a draft budget. This shows that we have \$100,000 in our Enterprise Grant. We are guessing at a couple of property sales; if we sold the Pulteney Property and Corning property that would be about \$250,000 in sales that would go in the 2021 budget. She is guessing that we will have \$340,000 in our accounts at the end of the year. Some contingency funding could go into acquisitions and more rehabs and demolitions. Mr. Van Etten recommended leaving in the contingency as that allows for you to be flexible.

MOTION: APPROVING THE DRAFT 2021 BUDGET AS PRESENTED BY THE EXECUTIVE DIRECTOR MADE BY MR. VAN ETTEN. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

B. *Demolition Project in Corning* - Mr. Soda asked if there was any update on the demolition in Corning by the cemetery? Mrs. Lando replied we can discuss it briefly. Mr. Wheeler stated I don't believe we can do anything with that right now. We are figuring out if and how we can do it because the County could not deed that property over to the cemetery.

C. *Next Meeting* – The next meeting has been scheduled for Wednesday, October 7, 2020 at 10:30 a.m.

D. *Mayor von Hagn* – Mayor von Hagn stated that this will be his last meeting. I appreciate being involved and the help that has been offered to the Village of Bath. I hope in the future that Bath will be ready for additional activity. Thank you for the opportunity. Mrs. Lando stated thank you for your service and for being an advocate for Bath.

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 OF 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 VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A PURCHASE OFFER IN THE AMOUNT OF \$72,900 RELATIVE TO THE PROPERTY LOCATED AT 148 TERRY STREET, SITUATE IN THE CITY OF HORNEILL MADE BY MAYOR BUCKLEY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: AUTHORIZING ARBOR DEVELOPMENT TO BID UP TO A MAXIMUM OF \$35,000 PER PROPERTY FOR TWO PROPERTIES THAT WILL BE OFFERED FOR SALE AT THE COUNTY'S MINI TAX SALE AUCTION TO BE HELD ON OCTOBER 2, 2020 MADE BY MR. WHEELER. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: TO ADJOURN MADE BY MAYOR VON HAGN. SECONDED BY MS. MILLER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

****NEXT MEETING SCHEDULED FOR****
Wednesday, October 7, 2020
10:30 a.m.