**MINUTES**

PRESENT:  Hilda T. Lando, Chair, Steuben County Legislator – District 2  
Scott J. Van Etten, Vice Chair, Steuben County Legislature Chairman – District 13  
Tammy Hurd-Harvey, Steuben County Commissioner of Finance  
John Buckley, Mayor, City of Hornell  
Mark L. Ryckman, Corning City Manager

OTHERS:  Christopher Brewer, Deputy County Manager/SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Mitch Alger, Steuben County Deputy Commissioner of Finance  
Jennifer Galvan, Steuben County Assistant County Attorney  
Roco Soda, Arbor Development  
Jeanne Glass, Arbor Development  
Dannelle Kenny, Arbor Development  
Carol A. Ferratella, Steuben County Legislator – District 13

ABSENT:  Raymond Walch, Mayor, Village of Addison

Secretary’s Note:  Mayor Walch was present for the meeting via Zoom, however, to comply with Open Meetings Law requirements, if he was attending via Zoom, he needed to provide the location where he would be attending the meeting.  Since we were not notified that he would be attending via Zoom and subsequently did not publish his location, he is considered absent for the meeting and was not eligible to vote.

I.  CALL TO ORDER

Mrs. Lando called the meeting to order at 11:05 a.m.

II.  APPROVAL OF MINUTES

MOTION:  APPROVING THE MINUTES OF THE JUN 2, 2021, MEETING MADE BY MAYOR BUCKLEY. SECONDED BY MR. VAN ETten. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III.  DISCUSSION/ACTION ITEMS

A.  Treasurer’s Report – Mr. Alger asked if there were any questions on the report.  He reported the current balance is $539,745.54.

B.  Project Updates – Enterprise Grant  
- 9187 CR 74 (Puliteney) – Mr. Brewer reported they are working through the sale process.  The survey and abstract have been completed.  The buyer has not obtained the commitment yet, but we anticipate closing to be within four to six weeks.

- 7162 SR 54 (Bath) – Mr. Brewer stated the mobile work crew has been taking care of the yard.  Mr. Soda stated this project is out to bid.  Ms. Kenny stated we need to discuss the asbestos abatement contract.  Mr. Brewer stated we received two quotes for abatement from LCP Group for $3,850 and Sunstream Corporation for $4,476.  He recommended awarding to LCP for $3,850.  He noted that LCP Group is also doing the demolitions of the properties in Addison and Hornell.
MOTION: AWARDING THE PROPOSAL FOR ASBESTOS ABATEMENT FOR THE PROPERTY LOCATED AT 7162 SR 54 IN BATH, TO LCP GROUP FOR $3,850 MADE BY MRS. HURD-HARVEY. SECONDED BY MR. BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Mr. Brewer stated they also received a proposal for asbestos air monitoring from Paradigm in the amount of $700 and he would recommend awarding to Paradigm.

MOTION: AWARDING THE PROPOSAL FOR ASBESTOS AIR MONITORING FOR THE PROPERTY LOCATED AT 7162 SR 54 IN BATH, TO PARADIGM FOR $700 MADE BY MR. WHEELER. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

- **115 Front St. (Addison)/44 Upper Farnham (Addison)/3-5 Olive Place (Hornell)** – Mr. Brewer stated the demolitions of the two properties in Addison are scheduled for the week of July 19th. They will start at Upper Farnham and then move to Front St. We anticipate the contractor being in Addison for three days. The demolition of the property on Olive Street in Hornell is scheduled for July 22nd. The handwork is scheduled for July 22nd and July 23rd with the actual demolition occurring on July 26th. That might be a two day job because of the close quarters.

C. **Habitat for Humanity Update**
- **356 East 3rd St. (Corning)** – Mr. Soda stated we have closed this project out. We anticipate the Certificate of Occupancy any day. Mrs. Lando asked do they have a buyer assigned to this property? Mr. Soda replied they do have a buyer and they are working through the process. It will be a few months before they get through the closing.

- **271 Park Ave. (Corning)** – Mr. Soda stated we did the scope of work for the foundation, roof and HVAC system. At this point all of this work is underway with the foundation and roof having been completed. We will get the inspection done when the contractors tell us they are ready.

IV. **OTHER BUSINESS**
A. **Minority Neighborhood Program** – Mrs. Lando asked do you have an update on the minority neighborhood program that was mentioned last month? Mr. Brewer stated this is something that we will miss out on in Steuben County. Arbor is working on this through the Chemung County Land Bank. Mr. Soda explained with the criteria, we struggled to find a minority cluster of homes in the County. It does not seem as though this program will be viable in Steuben County.

B. **Housing Study** – Mrs. Lando asked what is the status of the Cameron housing study? Mr. Soda replied the study is complete and we made a presentation to the Cameron Town Board and they are seeking CDBG funding now. We provided them with all of the options that we could.

Mrs. Lando commented we need to get our list of properties together. She asked Mr. Brewer if he had gotten any responses back. Mr. Brewer replied he received replies back from Corning, Addison, Canisteo and Hornell but they were really just demo projects. We want to look at both rehab and demo projects. Mr. Soda stated a demo project was brought to his attention by Corning Housing Partnership. This is a property that had a fire and is located on Park Avenue. Mr. Ryckman commented that fire is still under investigation. Mr. Soda stated he will mention to Corning Housing Partnership at their next meeting that this may be something you would be interested in funding for a demo. I didn’t know if the Land Bank was interested in collaborating. I can bring back more information next month. Mr. Ryckman commented this is something we can look at. Mr. Van Etten asked is there a benefit to the Land Bank getting title? Mr. Soda stated if the Land Bank took title and Corning Housing Partnership funds were used, the Land Bank would have title and you could sell it for redevelopment. Mr. Van Etten asked could we put another house in its place? Mr. Ryckman replied most of the lots you could put another house on; there are some lots were the topography is not ideal.
Mrs. Lando stated the Land Bank would be willing to work with Corning Housing Partnership. Mr. Ryckman commented the City could put up some demo money as well. Mr. Soda stated between the City’s funding and Corning Housing Partnership grant, you could fund the demo.

Mrs. Lando stated we need to look at other municipalities as well and they need to get back to us. Mr. Ryckman asked could you reach out to the communities? Mr. Brewer replied I have reached out directly to the municipalities to get a list.

Mrs. Lando asked do we have any idea yet when we can have a tax sale auction? Ms. Prossick replied we recently had a meeting to discuss that. The moratorium ends at the end of August. We could have an auction in October or November if feasible.

C. Next Meeting – The next meeting has been scheduled for Wednesday, August 4, 2021 at 11:00 a.m.

MOTION: TO ADJOURN MADE BY MAYOR BUCKLEY. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature