

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, February 1, 2023

11:30 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

EXTRAORDINARY

CIRCUMSTANCE: John Buckley, Mayor, City of Hornell

OTHERS: Christopher Brewer, Deputy County Manager/SCLBC Executive Director
Mitch Alger, Deputy County Commissioner of Finance
Jennifer Prossick, Steuben County Attorney
Jennifer Galvan, Assistant Steuben County Attorney
Danielle Kenny, Arbor Development
Elizabeth Hunt, Arbor Development
Doug Madison, Arbor Development
Carol A. Ferratella, Steuben County Legislator – District 13
Wendy Lozo, Steuben County Legislator – District 9

ABSENT: Mark Ryckman, Corning City Manager
Raymond Walch, Mayor, Village of Addison

I. CALL TO ORDER

Mrs. Lando called the meeting to order at 11:30 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE DECEMBER 7, 2022, MEETING MADE BY MR. WHEELER. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – Mr. Alger reported the balance as of January 31, 2023 is \$318,759.28.

1. **Change Order (Brewster Street, Riverside – Rehab)** – Mr. Brewer requested approval of a change order for CNE in the amount of \$5,100 for miscellaneous items including replumbing the entire house, removal of a concrete slab, replacing damaged and bare electric lines in the basement, etc.

MOVING APPROVING THE CHANGE ORDER FOR CNE IN THE AMOUNT OF \$5,100 FOR MISCELLANEOUS ITEMS MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Mrs. Lando stated she and Mrs. Ferratella toured this house and they really did a nice job with it. It's definitely an improvement in that area as it had been vacant for a few years. Where does this property stand now? Mr. Brewer stated later on in the meeting he will be asking for authorization to list the property and set a price.

B. *Habitat for Humanity Update* – Mr. Brewer stated the property located at 271 Park Avenue in Corning was recently closed and we have not yet received our portion of the proceeds, but we should hear from them soon. He stated that Habitat has also asked us if, in the meantime, I could send them a list of the parcel lots that we own that may be of interest. He noted he will send that list over to them this afternoon. Mrs. Lando commented she attended the dedication of that property and a very nice job was done.

C. *Vacant Lots*

- *3 Lain Court (Canisteo)* – Mr. Brewer stated that he will be reaching out to the adjacent property owners.
- *20 Townsend Avenue (Riverside)* – Mr. Brewer stated we will be building a single-family home on this lot. He requested authorization to accept the RFP from Hunt Engineers in the amount of \$3,500 for blueprint stamped plans.

MOTION: AWARDING THE RFP FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR 20 TOWNSEND AVENUE IN RIVERSIDE TO HUNT ENGINEERS FOR \$3,500 FOR BLUEPRINT STAMPED PLANS MADE BY MR. VAN ETEN. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

- *8867 SR 415 (Campbell)* – Mr. Brewer stated they have received interest from another party. We should have some sort of an offer on that by the next meeting.
- *274 Walnut Street (Hornell)* – This property was sold for \$8,000. He noted this is not a buildable lot.

D. *Demolitions*

- *91 Hartshorn Street (Hornell)* – Mr. Brewer noted demolition was completed Monday and everything has been hauled away. We will be reaching out to see if there is any interest in this property. Mayor Buckley stated he is very appreciative of the efforts of the Land Bank with regard to the demolition. This makes such a huge impact on the quality of life for our residents.

E. *Rehabs*

- *360 Brewster Street (Riverside)* – Mr. Brewer stated this property is ready to go on the market. The CMA completed by our realtor, Maggie Horan, suggests that it could be listed between \$135,000 - \$140,000. He recommended listing the property at \$140,000.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO LIST THE PROPERTY AT 360 BREWSTER STREET IN RIVERSIDE AT \$140,000 MADE BY MRS. HURD-HARVEY. SECONDED BY MR. VAN ETEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

F. *Land Bank Initiative Grant Update* – Mr. Brewer announced they have received their first payment from the grant. Phase II is now coming out. This portion will be up to \$500,000 and will be a more targeted grant and we will have to describe what it is that we would like to do; whether it is a demo, rehab or new construction. He has discussed this briefly with Arbor, and he would like a more concerted effort to do some targeted demolitions. There are some properties throughout the County that were either damaged by fire, or have been vacant for a number of years and where the price tag to do those is outrageous. In some cases the County has waived the back taxes to not take possession of it. Whatever the case may be, they are all unique circumstances, but maybe this would be the time to clean up a few of these and why not do it with grant money. With the grant, they will want applicants to outline their projects.

Ms. Kenny commented the RFP is out for this. The question is do we have to have possession of the property before we apply? They would prefer to see demos, but will do rehabs if you can make a point for why it should be done. Under this grant we will be under SEQR and other requirements. The RFP's are due back April 6th.

Mrs. Lando asked do you have a list of these types of projects? Mr. Brewer replied he is reaching out to Mayors, Supervisors and Code Enforcement Officers. We could come up with a list quickly. Ms. Kenny commented if we have a purchase option agreement we can use those on the applications. Mr. Brewer stated this grant will move quickly and he wanted to give the group a heads up.

IV. OTHER BUSINESS

A. *Next Meeting* – The next meeting will be held on Wednesday, March 1, 2023 at 11:00 a.m.

MOTION: TO ADJOURN MADE BY MAYOR BUCKLEY. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature