

**STEBEN COUNTY LAND BANK CORPORATION (SCLBC)**

*Wednesday, February 4, 2026*

*10:30 a.m.*

*Legislative Chambers, 3<sup>rd</sup> Floor, Annex Building  
Bath, New York*

**\*\*MINUTES\*\***

**PRESENT:** Scott J. Van Etten, Vice Chair, Steuben County Legislator – District 13  
Jack K. Wheeler, Steuben County Manager  
Mitch Alger, Steuben County Commissioner of Finance  
John Malter, Wayland Town Supervisor

**OTHERS:** Christopher Brewer, Deputy County Manager, SCLBC Executive Director  
Danielle Kenny, Arbor Development  
Doug Madison, Arbor Development  
Elizabeth Hunt, Arbor Development  
Kelly H. Fitzpatrick, Chair, Steuben County Legislature – District 3  
Shannon Logsdon, Steuben County Legislator – District 4  
Nicholas D. Pelham, Steuben County Legislator – District 3  
Deborah Shannon, Steuben County Legislator – District 12

**ABSENT:** Hilda T. Lando, Chair, Steuben County Legislator – District 2 (Zoom)  
John Buckley, Mayor, City of Hornell  
Mark Ryckman, Corning City Manager

*Secretary's Note: Hilda Lando attended via Zoom, however, not under the extraordinary circumstance exemption.*

**I. CALL TO ORDER**

Mr. Van Etten called the meeting to order at 10:30 a.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE JANUARY 7, 2026, MEETING MADE BY MR. WHEELER. SECONDED BY MR. ALGER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

**III. DISCUSSION/ACTION ITEMS**

A. *Treasurer's Report* – Mr. Alger presented the monthly Treasurer's Report. He reported the balance as of January 31, 2026 is \$685,862.82.

B. *2025 Financial Audit* – Mr. Brewer stated they are currently in the midst of the 2025 full audit with Bonadio. He stated Bonadio will present the results of the audit at the March meeting.

C. *Inventory Discussion* – Mr. Brewer stated he sent out a spreadsheet showing the properties before and after assessment. We use this spreadsheet for our PARIS reporting, annual report and our financial report.

D. *Grant Application Status* – Mr. Brewer stated two weeks ago they completed the Phase I closeout, and we met all parameters with no issues. We do have a few projects to finish. He noted that he has not heard anything yet on their recent application submission. Ms. Kenny stated HCR just cancelled their March meeting, so we may not hear anything until April. She noted HCR just did four awards for just under \$8 million. So far 6 land banks have been awarded.

E. *Inventory Status*

- *87 West Denison* – Mr. Brewer stated they are moving through the permitting stage and expect the permits to be in place the first part of March. We are not quite ready for demolition.
- *Fenderson Ave* – Mr. Brewer stated we are about one-third of the way complete with this rehab project, and it is moving along well. The contractor is Griffin Construction. Mr. Madison stated all of the windows are in and they are waiting for the weather to break in order to do the siding. They did install a new boiler.

Mr. Brewer stated related to this project, he requested authorization to transfer \$31,000 to Renovation Costs and \$6,000 to Environmental from the Property Acquisition line. Mr. Alger stated this is a clean up from the end of 2025.

**MOTION: AUTHORIZING THE TRANSFER OF \$31,000 TO RENOVATION COSTS AND \$6,000 TO ENVIRONMENTALS FROM THE PROPERTY ACQUISITION LINE TO COVER THE FENDERSON AVENUE PROJECT FOR 2025 MADE BY MR. MALTER. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

Mr. Malter stated with these grants, it seems as though the state is adding more money. Is that a sign that across the State this has become an effective mechanism? Mr. Wheeler stated when the land bank was first established, we were the 5<sup>th</sup> in the State. Our experience, and that of other land banks, has shown that it is a good investment of different revenue sources. Ms. Kenny stated there currently is no money in the Governor's budget for land banks. That is something that we are advocating for. They have created a line item in the last few years for land banks and as they continue to allow for more land banks, that pot of money does not go as far. The Governor wanted to increase the number of land banks from 35 to 45 and currently there are 32 in the State. From the Land Bank's position, we are going to support the addition of an increase to 45 land banks but also ask for an increase in funding. We will be asking them to increase the amount available to land banks to at least \$60 - \$70 million.

Mr. Brewer stated over the years if you look at the grants that our Land Bank has received, they have incrementally increased. It has been pretty substantial in our world, and we have been successful in getting the money out. We have spent all of the funds exactly the way the state has wanted. Mr. Van Etten commented the Governor's push to increase the number of land banks is because she is using this as part of her housing plan, but there is no money in the budget.

F. *11948 River Road, Corning Discussion*

**MOTION: TO ADJOURN REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105(1)(D), DISCUSSIONS REGARDING PROPOSED, PENDING OR CURRENT LITIGATION MADE BY MR. ALGER. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

**MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. WHEELER. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO SPEND UP TO \$6,000.00 TO REMEDIATE THE HEATING ISSUES RELATIVE TO THE PROPERTY SITUATE AT \$11948 RIVER ROAD, CORNING MADE BY MR. WHEELER. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

Ms. Kenny asked once the repair is made, will we have the homeowner sign a release of liability at that point? Mr. Rosell stated there will be a full and final release once the repairs have been completed.

**IV. NEW BUSINESS**

A. *Next Meeting* – The next meeting will be held on Wednesday, March 4, 2026 at 10:30 a.m.

**MOTION: TO ADJOURN MADE BY MR. ALGER. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature