

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

*Wednesday, March 4, 2026*

*10:30 a.m.*

*Legislative Chambers, 3<sup>rd</sup> 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 Legislator – District 13  
Jack K. Wheeler, Steuben County Manager  
Mitch Alger, Steuben County Commissioner of Finance  
John Malter, Wayland Town Supervisor  
John Buckley, Mayor, City of Hornell  
Mark Ryckman, Corning City Manager

**OTHERS:** Christopher Brewer, Deputy County Manager, SCLBC Executive Director  
Tim Rosell, Steuben County Attorney  
Doug Madison, Arbor Development  
Elizabeth Hunt, Arbor Development  
Eddie Van Stine, Public Information Specialist  
Nick McEnroe

**I. CALL TO ORDER**

Mrs. Lando called the meeting to order at 10:35 a.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE FEBRUARY 4, 2026, MEETING MADE BY MR. VAN ETTEN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

**III. DISCUSSION/ACTION ITEMS**

A. *Treasurer's Report* – Mr. Alger presented the monthly Treasurer's Report. The balance as of February 28, 2026, is \$659,825.32.

B. *2025 Audit* – Ms. Hines provided a review of the results of the 2025 audit.

**MOTION: ACCEPTING THE AUDIT REPORT OF THE FINANCIAL STATEMENTS FOR THE STEUBEN COUNTY LAND BANK CORPORATION ENDING DECEMBER 31, 2025 MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Mr. Brewer stated the audit, the financial performance and position of the Land Bank is because of this Board and Arbor. When we look at a snapshot of the last five years, the Land Bank has grown tremendously, but it is a lot of work and now it is showing the rewards in the community.

C. *Status of Projects*

- *Fenderson Street* – 30 percent complete with no change orders.
- *Townsend Avenue* – This is our first new build. We met with the contractor and will break ground in April or May.
- *1A Erie, Cohocton* – The deed documents have been signed, the environmental work is complete and the demo contract has been awarded.

- *8 O'Connor Avenue* – The project specs are out. Mr. Madison stated with this project we are going to demo to the studs and we received five bids to do that. The bids ranged from \$16,000 to \$39,000. He recommended awarding to the low bidder, AJ Creighton out of Hornell. The project will be to take the walls down to the studs and keep the windows. We want to know what is behind the walls so there will be no surprises. Mr. Brewer stated we have been asked by Lowe's to partner with them for the materials. The labor will be done through the contractor.

**MOTION: AWARDING THE BID TO DEMO THE INTERIOR WALLS DOWN TO THE STUDS RELATIVE TO THE PROPERTY SITUATE AT 8 O'CONNOR AVENUE, HORNELL, NY TO THE LOW BIDDER, A.J. CREIGHTON FOR A TOTAL COST OF \$16,000 MADE BY MR. VAN ETTEN. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

- *87 West Denison/97 Gorton Street – Corning* – Mr. Brewer stated both of these properties are demo projects and will be the first two on the list.
- *4 Manning Avenue, Savona* – There is a two week extension to vacate the property. Once the property is vacated we will need to contract with someone to clean it out. Right now, we are doing the environmental phase.

Mayor Buckley asked what is the status of the Delaware Avenue property in Hornell? Mr. Brewer stated we need to finalize the acquisition.

Mrs. Lando asked what is the status of the property located on First Street in Corning? Mr. Brewer stated he has a contact number for the power of attorney. We are going to try to acquire the property for a rehab. There is a parking lot in the back. Mrs. Lando asked about the property on Second Street in Corning. Mr. Brewer stated the owner wants to sell it for \$130,000.

Mr. Buckley asked about the status of the property on East Elm in the City of Hornell? Mr. Brewer stated he emailed one of the sons and has not received a response. We need to do a lien search on all of the heirs to make sure there is a clean title. We have not made any progress on that.

Mr. Van Etten asked about the property located on Park Avenue and Relihan Boulevard in the City of Corning. Mr. Ryckman stated the judge levied a \$9,000 fine and gave the property owner until June to correct the problem. That has not yet happened. We had a meeting last week with the City Attorney and we are going back to court to try to foreclose and gain control.

D. *Acquisitions*

- *29 Delaware Avenue, Hornell* – Mr. Brewer requested authorization to accept the donation of the property situate at 29 Delaware Avenue in the City of Hornell.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE DONATION OF THE PROPERTY SITUATE AT 29 DELAWARE AVENUE IN THE CITY OF HORNELL MADE BY MAYOR BUCKLEY. SECONDED BY MR. RYCKMAN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Mayor Buckley stated this will be the site of a BOCES house with construction to begin in the fall semester. He stated BOCES recently completed a house on Madison Avenue which sold a week ago. Mr. Brewer stated HC has approved the start of the environmental work.

- *9665 CR46, Dansville* – Mr. Brewer stated this property is wholly exempt from taxes. The county did not want to take title of the building. The owner of record is deceased. He requested authorization to move forward with the acquisition of this building. Once

it is quit claimed to the Land Bank it will be a demo project. He noted this property is located on the border between Steuben and Livingston.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO MOVE FORWARD WITH THE ACQUISITION OF THE PROPERTY SITUATE AT 9665 CR 46 IN THE TOWN OF DANSVILLE MADE BY MR. MALTER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

E. *Grant Status* – Mr. Van Etten asked what is the status of the next round of funding? Mr. Brewer stated our most recent application is on the docket for approval in April. Mrs. Lando asked those funds are not included in the budget? Mr. Brewer stated we are working on all of projects through our existing grants. We are doing our best to keep our unrestricted cash spend to a minimum. Mrs. Lando stated she was recently on a call where they were discussing land banks buying and administering rentals. Mr. Brewer stated many land banks have multiple staff.

Mr. Malter asked has there been any interest from other towns for these projects? Mr. Brewer stated Mrs. Logsdon has done a good job of getting me a list of properties. There are a fair number of municipalities that are coming to us, however, not all of those projects come to fruition. He commented there is a provision in code enforcement that allows municipalities to take properties and foreclose if they are violations and fines.

**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. WHEELER. SECONDED BY MAYOR BUCKLEY. 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 MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

IV. **NEW BUSINESS**

A. *Next Meeting* – The next meeting will be held on Wednesday, April 1, 2026 at 10:00 a.m. in the Legislative Chambers.

**MOTION: TO ADJOURN MADE BY MR. MALTER. SECONDED BY MR. ALGER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature