

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

*Wednesday, April 1, 2026*

*10:30 a.m.*

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

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

- PRESENT:** Jack K. Wheeler, Steuben County Manager  
Mitch Alger, Steuben County Commissioner of Finance  
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  
Kelly H. Fitzpatrick, Steuben County Legislature Chair - District 3  
Justin Eberlin, Steuben County Legislator - District 13  
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)  
Scott J. Van Etten, Vice Chair, Steuben County Legislator – District 13  
John Malter, Wayland Town Supervisor

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

**I. CALL TO ORDER**

Mr. Wheeler, due to the absence of the Chair and Vice Chair, and in his capacity as Secretary to the Board, called the meeting to order at 10:36 a.m.

**II. APPROVAL OF MINUTES**

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

**III. DISCUSSION/ACTION ITEMS**

A. *Treasurer's Report* – Mr. Alger presented the monthly Treasurer's Report. The balance as of March 27, 2026, is \$682,182.15.

B. *LBI Grant Application Status* – Mr. Brewer stated we submitted our application for Phase II funding and our application was not approved. This hurts our proposed projects, but by the time we use up the current funding, there will be more avenues for funding available. We will spend a lot of our current funding in the next 60 to 90 days.

C. *Inventory Update*

- *29 Delaware, Hornell* – We are doing a title search and should have this project in our portfolio within the next two weeks.
- *87 West Denison Parkway, Corning* – Mr. Ryckman thanked the Land Bank for doing the demo. This is a very visible property across the street from McDonald's.

- *97 Gorton Street, Corning* – Demo is scheduled for April 13<sup>th</sup>. The neighbor has indicated interest in purchasing this lot so they can begin construction on their new home.
- *4788 Church Street, Campbell* – Mr. Brewer stated we have been involved in a lengthy eviction.
- *40 Mill Street, Erwin* – Waiting for the wetlands delineation and we have received the survey. We had originally proposed subdividing into three or four lots. Once we receive the wetlands delineation we can proceed with demolition.
- *8 O'Connor Avenue, Hornell* – We awarded the bid for demo down to the studs and the contractor AJ Creighton has completed that. We are building the specs in order to put the rehabilitation out to bid. This is the project that Lowes had indicated they wanted to partner with us on. He anticipates putting out to bid in May with award in June.

D. *Sale of Properties*

- *97 Gorton Street, City of Corning* - Mr. Brewer recommended entering into a Purchase Sale Agreement with Josh and Rosalinda Bagg for \$2,000 relative to the parcel situate at 97 Gorton Street in the City of Corning.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PARCEL SITUATE AT 97 GORTON STREET IN THE CITY OF CORNING WITH JOSH AND ROSALINDA BAGG FOR \$2,000.00 MADE BY MAYOR BUCKLEY. SECONDED BY MR. RYCKMAN. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

- *1A Erie Street, Cohocton* – Mr. Brewer stated there are two adjoining neighbors who have been countering each other's offers. He stated that he thinks it is time to look at selling this property through a sealed bid or an auction.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT SEALED BIDS RELATIVE TO THE PROPERTY SITUATE AT 1A ERIE STREET, COHOCTON MADE BY MR. ALGER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

E. *Arbor Update*

- *4 Manning Avenue, Savona* – Mr. Brewer stated this property is on the schedule to be demolished, however, there is a lot of garbage in the yard that needs to be cleaned up. Typically, the contractor doing the demolition would take everything. In this case, we feel the best way is to have a separate contract to clean out the property first. They did receive a quote from AJ Creighton for \$8,000 to clean up the property prior to demolition.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH AJ CREIGHTON FOR THE CLEAN UP OF THE PROPERTY SITUATE AT 4 MANNING AVENUE, SAVONA FOR A TOTAL COST OF \$8,000.00 MADE BY MR. RYCKMAN. SECONDED BY MR. ALGER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

- *3415 Fenderson Street Extension, Town of Corning* – Mr. Brewer stated this is the rehabilitation project that is being done by Griffin Construction. This project is currently 70 – 75 percent complete.
- *20 Townsend Avenue, Riverside* -This is our custom build project and we have received the survey back.

**IV. NEW BUSINESS**

A. *Next Meeting* – The next meeting will be held on Wednesday, May 6, 2026, at 10:30 a.m. in the Legislative Chambers.

**MOTION: TO ADJOURN MADE BY MR. RYCKMAN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature