

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

*Wednesday, July 5, 2023*

*11:00 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 Legislature Chairman – District 13  
Jack K. Wheeler, Steuben County Manager  
Tammy Hurd-Harvey, Steuben County Commissioner of Finance  
John Buckley, Mayor, City of Hornell  
Michael Parks, Mayor, Village of Wayland  
Mark Ryckman, Corning City Manager

**OTHERS:** Christopher Brewer, Deputy County Manager, SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Elizabeth Hunt, Arbor Development  
Steve Daniels, Habitat for Humanity  
Carol A. Ferratella, Steuben County Legislator – District 13  
Kelly H. Fitzpatrick, Steuben County Legislator – District 3  
Nicholas D. Pelham, Steuben County Legislator – District 3  
Frederick G. Potter, Steuben County Legislator – District 10

**I. CALL TO ORDER**

Mrs. Lando called the meeting to order at 11:00 a.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE JUNE 7, 2023, 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 Treasurer's Report for review. He noted the balance is \$400,000.

B. Award Demolition Bids – Mr. Brewer requested authorization to award the bid for the demolition of properties located at 2 North Main Street, Cohocton; 10 Cottage Avenue, Hornell; and 3 East Naples Street, Wayland, to the low bidder, Cyrco Construction Corporation out of Bolivar, NY. The cost for the Cohocton property is \$10,500, Hornell property is \$10,200 and the Wayland property is \$16,500.

**MOTION: AWARDING THE BID FOR THE DEMOLITION FOR THREE PROPERTIES TO CYRSCO CONSTRUCTION CORPORATION OUT OF BOLIVAR, NY AS FOLLOWS: 2 NORTH MAIN STREET, COHOCTON - \$10,500; 10 COTTAGE AVENUE, HORNELL - \$10,200; AND 3 EAST NAPLES STREET, WAYLAND - \$16,500 MADE BY MR. WHEELER. SECONDED BY MR. RYCKMAN.**

Mrs. Hurd-Harvey asked did the contractor tour the properties? Mr. Brewer replied yes. He did reach out to Arbor regarding the contractor and they indicated the contractor is qualified to do the work. Mayor Buckley asked what is the time line? Mr. Brewer replied the contractor has until October to complete the three projects. Ms. Hunt stated we are in the process of getting the environmental. We are doing each property separately so we can turn in documentation for

reimbursement from the grant. That will make this process a little longer. Mr. Brewer commented it might add a month to the entire process.

**VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

C. Project Update

a. *20 Townsend Avenue, Riverside* – Mr. Brewer stated they received no responses on the bid. We have offered this property to Habitat for Humanity as they were looking for buildable lots. This is a really nice buildable lot and we had really wanted to go through our own process of building a house. Mr. Van Etten asked do you know why there were no responses? Mr. Brewer replied my guess is the uncertainty with construction prices and the contractors may be busy.

Mrs. Lando asked could we wait and bid it again? Mr. Brewer replied we could. Mr. Van Etten stated we have invested in that property. Mrs. Lando asked would it be less expensive to do a modular? Mr. Wheeler stated with the drawings, the contractors could do a modular. Mr. Van Etten stated we had to make it a two-story because of the footprint of the lot. Mr. Wheeler stated he would recommend waiting. Mr. Brewer stated we will take no action at this time and keep this property in our portfolio. This was still an improvement to the neighborhood.

D. Habitat for Humanity Update/Request – Mr. Brewer introduced Steve Daniels, Executive Director of Habitat for Humanity. Mr. Brewer stated that they have a couple of unique ideas that they would like to present. At our last meeting we spoke about obtaining a home for rehabilitation on 3415 Fenderson Street Extension in the Town of Corning. The question is would the Land Bank be willing to pay the acquisition cost and have an MOA with Habitat to pay that cost back at the time of sale? The acquisition cost for this property is \$11,085.06. He asked would the Land Bank need to have ownership of the property throughout the process? Ms. Prossick replied yes because of the insurance.

Mrs. Lando asked is this a viable project for Habitat? Mr. Daniels replied yes. The problem is with our funding as we have multiple projects happening at the same time. We have a group coming this fall that could help with the demolition on the inside and that way we could flip the property once our other projects are done. Mrs. Lando asked so this would be next year? Mr. Daniels replied we are currently working on two projects; one on Hornby Road and one on William Street, and those are taking up our funding. He noted they are planning to rehabilitate the Fenderson Street Extension property by next year.

Mr. Brewer stated the acquisition cost of the Fenderson Street Extension property would come out of the Land Bank's unrestricted funds.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO ACQUIRE THE PROPERTY SITUATE AT 3415 FENDERSON STREET EXTENSION IN THE TOWN OF CORNING, FOR A COST OF \$11,085.06 USING THE LAND BANK UNRESTRICTED FUNDS AND AUTHORIZING AN MOA WITH HABITAT FOR HUMANITY TO PAY BACK THAT ACQUISITION COST TO THE LAND BANK UPON COMPLETION OF THE REHABILITATION MADE BY MR. RYCKMAN. SECONDED BY MR. WHEELER.**

Mrs. Hurd-Harvey asked will the agreement specify the cost of the acquisition and a payment plan? Mr. Brewer replied yes.

**VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Mr. Brewer stated he provided Habitat for Humanity with a list of the lots we have available in the County. He stated that Habitat is trying to move towards the Hornell area. We have a property available in Canisteo and a couple in Hornell. The lot in Canisteo is at the end of a cul-de-sac and would be a great lot for Habitat to build on. He recommended selling that parcel to Habitat for \$1.00.

**MOTION: AUTHORIZING THE SALE OF A VACANT LOT SITUATE AT 3 LAINE COURT IN THE VILLAGE OF CANISTEO TO HABITAT FOR HUMANITY FOR \$1.00 MADE BY MAYOR BUCKLEY. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Mr. Brewer stated Mr. Daniels would like to talk about a current project in Corning. Mr. Daniel stated we are currently working on a project at 285 West William Street in Corning. This was a project that was started under the previous director. We have been rehabilitating that home and there is a problem with the siding. We received a quote for \$30,000 and we had budgeted \$10,000. We talked with LP Solutions and they donated the siding, however, we were quoted a price of \$23,700 for labor/installation. He asked if the Land Bank had any additional funding or other help that they could offer to get this done.

Mr. Brewer clarified they have a cost of \$23,700 for labor with the materials donated. Mr. Van Etten asked how could you miss that? Mr. Daniels replied this happened before he took over. They had the siding estimated at \$10,000 about 24 months ago. When I took over, I did not know about this project. Mr. Brewer stated this dates back to Lisa Carucci and Rocco Soda and was most likely utilizing pre-Covid material prices.

Mrs. Hurd-Harvey asked none of your other partners can assist? Have you asked about the partners increasing their partnership? Mr. Daniels replied we did have a conversation with Arbor and they suggested bringing this to you and asked me to attend and answer any questions. He noted that both Habitat and Arbor have had a lot of turnover. Our other project is the Hornby Road duplex and that also has some issues.

Mr. Ryckman stated his thought is they have a meeting tomorrow at Corning Housing Partners and we could talk about this and then maybe look at rebidding the siding. I would recommend holding this item until Corning Housing Partners can talk more. The partners in this project should be talking.

Mr. Wheeler commented there are legal questions about any proposed allocation to another not-for-project. We would need to look at it. Mr. Brewer stated I like the idea of looking at a rebid. We will see what happens with the Corning Housing Partners meeting and discuss this at our next meeting.

E. Donation – Mr. Brewer stated yesterday he sent out an email regarding a donation of a property located at 1606 CR 129 in Woodhull. This property sustained extensive damage from the flood a couple of years ago. Mr. Potter stated this property is located next to the Community Bank building and that branch has been closed for several months. Mr. Brewer asked would this be a project the Board would be willing to entertain? If so, we would run this through Phase II of the grant with the State. There would be an indirect County cost.

Mr. Wheeler stated I like the idea. Mr. Brewer noted right down the street is Golden Age Cheese, which sustained heavy flood damage as well.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO ACCEPT THE DONATION OF A PROPERTY LOCATED AT 1606 CR 129 IN THE TOWN WOODHULL MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY.**

Mr. Brewer noted this property is very visible in Woodhull and the Land Bank has not done any projects in this area. Mr. Van Etten stated that he supports this, but my question is was this part of what we intended to do when we formed the Land Bank? This property is currently on the tax roll. Mrs. Lando stated to me it does follow the mission of the Land Bank. Mr. Ryckman asked is there anything legally that prohibits this? Ms. Prossick replied no. You can take any donation, in my opinion. You are truncating the process instead of waiting for them to not pay their taxes for three years. Mr. Brewer commented this property is right on the main street. Ms. Prossick stated you would be preventing a Zombie property.

**VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

**IV. OTHER BUSINESS**

A. Next Meeting – The next meeting will be held on Tuesday, August 8, 2023 at 11:00 a.m.

**MOTION: TO REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105.1.H. THE PROPOSED ACQUISITION, SALE OR LEASE OF REAL PROPERTY OR THE PROPOSED ACQUISITION OF SECURITIES, OR SALE OR EXCHANGE OF SECURITIES HELD BY SUCH PUBLIC BODY, BUT ONLY WHEN PUBLICITY WOULD SUBSTANTIALLY AFFECT THE VALUE THEREOF MADE BY MAYOR BUCKLEY. SECONDED BY MR. WHEELER. 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 MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO SIGN THE REQUISITE DOCUMENTS TO PURCHASE TWO PARCELS SITUATE IN THE TOWN OF CAMPBELL FOR A COST OF \$12,000 MADE BY MRS. HURD-HARVEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

**MOTION: TO ADJOURN MADE BY MAYOR BUCKLEY. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature