

STEUBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, October 4, 2023

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

OTHERS: Christopher Brewer, Deputy County Manager, SCLBC Executive Director
Jennifer Prossick, Steuben County Attorney
Mitch Alger, Deputy Commissioner of Finance
Danielle Kenny, Arbor Development
Doug Madison, Arbor Development
Kelly H. Fitzpatrick, Steuben County Legislator – District 3
Carol A. Ferratella, Steuben County Legislator – District 13
Nicholas D. Pelham, Steuben County Legislator – District 3
Joe Tobia
David Baker

ABSENT: Mary Ryckman, Corning City Manager

Secretary's Note: Hilda Lando attended via Zoom under the Extraordinary Circumstances exemption.

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 AUGUST 8, 2023, MEETING MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – There were no comments or questions regarding the Treasurer's Report.

B. *2024 Budget Adoption* – Mr. Brewer presented the 2024 Budget for review and approval. Once the budget is adopted, it will be uploaded into the PARIS system. There are no year-to-date budget adjustments. Next year we are expecting more revenue which is driven by the grants from the State and the anticipation of revenues from two renovations, along with the corresponding expenses.

MOTION: APPROVING THE 2024 STEUBEN COUNTY LAND BANK BUDGET AS PRESENTED MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

C. *Status of Demolitions and Rehabs* – Mr. Brewer stated they have served two or three eviction notices and court dates have been set. The evictions at the Campbell and Town of Corning properties are moving along as we have

received no response to our letters. At the College Avenue property, the renter was not aware until they received the second notice.

Mr. Brewer stated they have an issue with the demolition of the property located on Cottage Avenue, Hornell. He requested authorization to enter into a contract with the contractor, the Land Bank and the owner of the adjacent property in an amount not to exceed \$7,500. That is based on potential damage that could occur to the exterior wall of the adjoining property.

Mr. Van Etten asked what happens if the damage is more than \$7,500? Mr. Brewer stated at the meeting with the contractor and the adjoining land owner, the adjoining owner is a mason by trade and he thinks he will be able to repair any damage. We are paying him for material costs and his time. Hopefully it will not be a big project. The adjoining property owner has acknowledged the not to exceed amount of \$7,500. Mr. Brewer commented the property that we are demolishing is structurally unsound and is an eyesore. Mayor Buckley stated this cost is still below the second lowest bid. This seems reasonable for all parties. Mr. Van Etten asked what will happen once the property is demolished? Mr. Brewer replied we will have a vacant lot and we already have an interested party. The Main Place in Hornell is adjacent to this property and they would like to acquire this property to put up a structure for storage. Mayor Buckley commented the owners of The Main Place had already approached the zoning board to apply for a variance if the property becomes available to them.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO ENTER INTO A CONTRACT WITH THE CONTRACTOR AND THE ADJOINING OWNER IN AN AMOUNT NOT TO EXCEED \$7,500 FOR POSSIBLE DAMAGES TO BE INCURRED ON THE EXTERIOR WALL OF THE ADJOINING PROPERTY MADE BY MR. VAN ETTEN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Mr. Brewer noted that they were awarded the Phase I, year two grant in the amount of \$100,000. All of the paperwork has been completed and the second award has been received. We will get a reimbursement out for those funds. He noted they have paid the insurance and have also paid our first quarter payment to Arbor. We are working on the first reimbursements for Phase II which is for the acquisition cost and some environmental costs.

Mr. Brewer noted the private sale of the Campbell property did fall through. He will reach out to the adjoining owner and if they are not interested, he would recommend listing the property with our realtor.

Mr. Brewer stated the tax foreclosure sale of the property at 4788 Church Street in Campbell fell through. The buyer had put a sizeable deposit down and there is a remaining balance of \$2,825. We will be able to acquire the property for that balance and Arbor has indicated that this will be a demo project. He requested authorization to acquire this property and put out a bid for demolition.

Mayor Buckley asked is there any interest in this property? Mr. Brewer stated he is not aware of any at the moment. Typically it might be an adjoining neighbor that would want to acquire the property, but he has not spoken to anyone. Mr. Van Etten asked is this property currently occupied? Mr. Brewer replied it is. Our attorney, Jeff Squires, does a great job with these properties. Mr. Van Etten asked do we have insurance covering those instances when we have a tenant? Mr. Brewer replied yes. We have insurance for both vacant and occupied properties.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO ACQUIRE THE PROPERTY SITUATE AT 4788 CHURCH STREET IN CAMPBELL FOR \$2,825.00 AND TO ISSUE A BID FOR THE DEMOLITION OF SAID PROPERTY MADE BY MAYOR BUCKLEY. SECONDED BY MAYOR PARKS. BEING IN FAVOR. MOTION CARRIES 6-0.

Ms. Prossick stated this needs to be listed on Resolution #1 as a cancellation of sale prior to the Land Bank taking title.

D. *Habitat for Humanity Update* – Mr. Brewer stated he is hoping to catch up with Mr. Daniels to get a status report on the properties in Canisteo and on Fenderson Street Extension. Habitat for Humanity recently had a fire

and they are working through quite a bit and it has been difficult to get a time to meet. He is hoping this week to get a status update. Everything is still moving forward, but at a slower pace. Mrs. Lando asked what is the update on the siding issue? Ms. Kenney replied they rebid and the bids came in four times higher than the original bid. Mr. Brewer stated he will check to see what Habitat for Humanity and the Corning Housing Partnership are doing with this. Ms. Kenney stated Arbor has been in regular communication with them. We need to figure out what needs to be done, what can be bid out and what can be done by volunteers based on insurance and capacity. Due to the condition of the existing siding, that will need to be torn off first and that is what is driving the price pretty high. They are looking at almost six figures to complete this project. Mr. Brewer asked outside of the siding, what percentage of completion are they at? Ms. Kenney replied they say they are 90 percent complete, but there is drywall to be hung, flooring to be installed, kitchen cabinets to be installed, windows, etc. We are meeting next week to look at how we can move this project forward. The siding was donated by LP Solutions. The labor to tear off the old siding and install the new siding is at least \$20,000, if not more.

IV. OTHER BUSINESS

A. *Next Meeting* – The next meeting has been scheduled for November 1, 2023, at 11:00 a.m.

MOTION: TO ADJOURN MADE BY MR. VAN ETTEN. SECONDED BY MR. BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature