

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

*Wednesday, January 5, 2022*

*11:15 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  
Raymond Walch, Mayor, Village of Addison  
John Buckley, Mayor, City of Hornell  
Mark L. Ryckman, Corning City Manager

**OTHERS:** Christopher Brewer, Deputy County Manager/SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Mitch Alger, Steuben County Deputy Commissioner of Finance  
Danielle Kenny, Arbor Development  
Terra Dietrich, Arbor Development  
Doug Madison, Arbor Development  
Carol A. Ferratella, Steuben County Legislator, District 13  
Wendy Lozo, Steuben County Legislator, District 9  
Jennifer Galvan, Steuben County Assistant County Attorney  
Craig Patrick, Steuben County Deputy County Attorney  
Mary Perham

**ABSENT:** Tammy Hurd-Harvey, Steuben County Commissioner of Finance

**I. CALL TO ORDER**

Mrs. Lando called the meeting to order at 11:15 a.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE DECEMBER 1, 2021, MEETING MADE BY MAYOR BUCKLEY. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

**III. DISCUSSION/ACTION ITEMS**

A. *Treasurer's Report* – Mrs. Lando stated it looks like there is a \$62,000 difference from last month to this month. Is that basically all the renovations? Mr. Alger replied yes.

B. *Annual Adoption of Land Bank Policies and Procedures* – Mr. Brewer stated we are required to annually adopt the Land Bank's policies and procedures.

**MOTION: ADOPTING THE FOLLOWING POLICIES AND PROCEDURES FOR THE YEAR 2022 FOR THE STEUBEN COUNTY LAND BANK CORPORATION: CONFLICT OF INTEREST, PROCUREMENT/FINANCIAL/BUDGET POLICY, REAL PROPERTY ACQUISITION POLICY, REAL PROPERTY DISPOSITION POLICY, INTERNAL CONTROLS POLICY, SEXUAL HARRASSMENT PREVENTION POLICY, WHISTLE BLOWER POLICY AND INVESTMENT POLICY MADE BY MR. RYCKMAN. SECONDED BY MAYOR WALCH. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

C. *Project Updates*

- *7162 State Route 54 (Bath)* – Mr. Brewer stated construction is finished and I believe two weeks ago the appraiser went out to the property. Ms. Kenny reported the appraisal was done by Keuka Appraisal Services and came in at \$145,000. Mr. Brewer stated that he contacted Maggie Horan to do the CMA (Comparative Market Analysis), but has not yet heard back. He stated that he also spoke with Habitat for Humanity as this was on their list for grants. Does that factor in with the AMI limits and if so, that is something we can do with restrictions. Ms. Kenny stated Habitat for Humanity did not get funding. The appraisal of \$145,000 would not fit in with AMI limits and my suggestion would be to list the property with Maggie Horan. With the market you could list at \$160,000 and have room to negotiate. We are into the project for \$170,000.

Mr. Brewer stated we can discuss this in more detail in Executive Session, but our cost is \$170,000 and we did get reimbursed \$35,000 from Enterprise for the purchase price. The true cost of what we have into it is \$135,000 and I would agree listing it a little higher. My thought is once I receive the CMA from Maggie Horan, I will reach out to the Board. Mayor Walch asked what is the condition of the house? Mr. Brewer replied it is fully renovated and is a three-bedroom, 2 ½ bath.

- *44 Upper Farnham (Addison)* – Mr. Brewer stated this will be discussed in Executive Session.

D. *Habitat for Humanity Update* – Mr. Brewer stated the East 3<sup>rd</sup> Street property in Corning has been completed and I believe they have a buyer. Ms. Kenny reported the Park Avenue property in Corning is mid-construction.

Mrs. Lando stated last meeting we had talked about reaching out to Habit for Humanity regarding the Baldwin Street property in Addison. Do you have any updates? Mr. Brewer stated he did reach out to Habitat for Humanity.

Mrs. Lando asked are there any updates on the status of the property tax auction? Ms. Prossick replied the mask mandate has been extended to February and we think we will see an extension of the eviction moratorium as well. We will let you know. Mayor Walch asked is there a list of the properties up for auction? Ms. Prossick replied we do not have a set list. March 9<sup>th</sup> is the redemption date and we will have a more complete list after that date.

Mrs. Lando asked can the Land Bank or the County bid on foreclosures that are listed in the paper? Mr. Brewer replied yes. Ms. Prossick stated my advice on those is they are different as they have a reserve. We would want to get a hold of the mortgage holder early and try to do a short sale.

Mayor Buckley stated I would suggest that in the spring it would be beneficial for this group to tour some of the homes that we currently have and are working on. It would be beneficial to see them in person. Mrs. Lando stated I agree. Mr. Van Etten stated we did that in the second year of the Land Bank and that is a good suggestion.

**IV. OTHER BUSINESS**

A. *330 Denison Avenue (Corning)* – Ms. Kenny stated the property located at 330 Denison Avenue in Corning had an electrical fire a year ago. We will be going out today to look at it. It would need to be demolished. There is the potential to have a collaboration between Corning Housing Partners and the Land Bank. The selling price is \$20,000. Is this something that you would be interested in pursuing? Corning Housing Partners is willing to put in funds toward the demolition. However, \$20,000 seems pretty steep. Mr. Brewer stated he agrees that the price is steep. Mr. Ryckman stated I am in favor of it as this is a blight on a major corridor. We may want to check with Jennifer Miller on the zoning as that may have been changed to commercial. The city has played a role in demolitions in the past and there could be a partnership between the city, Corning Housing Partners and the County.

B. *Woodhull Flooding* – Ms. Kenny stated Woodhull was impacted by the flooding and a property located at 5309 Washington Street is available for sale. We have not yet evaluated the property and she will bring more information next month.

C. *Wayland* – Ms. Dietrich stated there is a property located at 3 East Naples Street in Wayland. The owner is asking \$2,000 and the back taxes owed are \$5,000. This would be a massive demolition as there are two apartments.

Mayor Buckley commented there is a lot of potential in the City of Hornell, but the trick is getting possession of the properties.

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

**MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. VAN ETTEN. SECONDED BY MAYOR WALCH. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

**MOTION: AUTHORIZING THE ACCEPTANCE OF A PURCHASE OFFER FOR \$1,500 BY THE ADJACENT LAND OWNER, FOR THE PARCEL LOCATED AT 44 UPPER FARNHAM IN THE VILLAGE OF ADDISON AND AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO SIGN ALL REQUISITE DOCUMENTS MADE BY MR. VAN ETTEN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

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

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature

**\*\*NEXT MEETING\*\*  
Wednesday, February 2, 2022  
11:00 a.m.**