

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, March 2, 2022

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 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
Terra Dietrich, Arbor Development
Carol A. Ferratella, Steuben County Legislator, District 13
Wendy Lozo, Steuben County Legislator, District 9
Murphy Smythe, Bonadio
Kelley Hines, Bonadio

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 FEBRUARY 2, 2022, MEETING MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0. (MR. RYCKMAN ABSENT FOR VOTE)

III. DISCUSSION/ACTION ITEMS

A. *2021 Audit Report* – Ms. Hines and Ms. Smythe from Bonadio presented the 2021 audit report. Ms. Hines reviewed the required communications and there were no significant findings and no significant defects in performing the audit. With regard to the financial statements, compared to last year, there was a change in the independent auditor report and the new reporting standard became applicable for the year ending 2021. There was a change in layout and the order of the report. This year our report opens with our opinion which states that the financial statements, presented fairly in all material respects, the respective financial position of the Corporation as of December 31, 2021. This is the highest level of assurance that we can provide.

Ms. Smythe reviewed the financial statements. The Corporation's total net position was \$593,768 which was down about \$30,000 from 2020. The inventory was down from 7 in 2020 to 2 in 2021. Another factor is if any of the properties were over-valued at year end. You did have an increase in cash which was the result of significant property sales during the year. There was no restricted cash this year and no grant review advance as the Enterprise Grant was fully spent. Ms. Smythe reviewed the statement of revenues and expenses. The Corporation sold or transferred 7 properties during the year. Your grant revenue decreased \$230,000 because your Enterprise grant funds were fully spent in 2021. The property renovation/demolition/maintenance line increased quite a bit and was the result of co-agreements with Habitat for Humanity and ProAction; those were reflected as expenses and were not put into the inventory. She stated the net position for unrestricted is a reflection of the loss of inventory and a result of which properties you had in inventory at year end and if they were over or under-valued compared to the market. The Statement of cash flow is a required

statement for property fund financial statement. There were no significant defects or material weaknesses to report. Ms. Smythe stated she would like to thank Mr. Brewer and Mr. Alger for all of the help as that made things easy, especially handling it remotely.

MOTION: ACCEPTING THE 2021 AUDIT REPORT AS PRESENTED BY BONADIO MADE BY MR. WHEELER. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

- B. *Treasurer's Report* – Mr. Alger presented the monthly report for review.
- C. *Project Updates*
- *7162 State Route 54 (Bath)* – Mr. Brewer stated we have received an offer, but the potential buyers were not able to obtain financing and withdrew their offer. There has been good interest in the property and we expect an offer within the coming month.
 - *44 Upper Farnham (Addison)* – Mr. Brewer stated we closed on this property a week or two ago and this property is now off our inventory.
- D. *Habitat for Humanity* – Mr. Brewer stated both projects in Corning; Third Street and Park Avenue, are under way. He stated kudos to the Habitat for Humanity team for their work on these projects.
- E. *Eviction Moratorium/Tax Sale Auction* – Mrs. Lando asked what is the status on the eviction moratorium? Ms. Prossick replied the eviction moratorium is over. The update on the in rem foreclosure has changed a little. We reached out to other counties to see how they are doing the conferencing. We were originally going to do a group of 40. Everyone that we have talked with has foregone the conferencing. We will get a full summary judgement on the batch that is ready to go. It may be appropriate to take title to 120 – 140 properties. One of the reasons for the delay is waiting for spring.

Mrs. Lando asked have you looked at the list of properties to see if anything will be available for the Land Bank? Mr. Brewer replied not specifically. Now that we know that they are ready, we will start looking. Ms. Prossick stated the redemption date for the next round for May is next week and we are looking at another 200 properties. There will be about 300 properties that will be ready to go by summer. Mr. Van Etten asked what changed? Ms. Prossick replied Ontario is not doing the conferencing. St. Lawrence did it last fall and they had 150 conferences scheduled with only 10 people showing up. The judges have said that it is a waste of time. Mr. Van Etten asked do we think our judges are amendable to that? Ms. Prossick replied we have to discuss it with them and we are trying to coordinate that.

Mrs. Lando asked what are the next steps? Mr. Brewer replied he will look at the list of properties. He noted that he feels there may be a number of demolition candidates as we have not done any in three years. Mrs. Lando asked do we need Arbor to help with this? Mr. Brewer replied we will work with them. Mrs. Lando stated we need to consider the location and the communities that we haven't been very involved with yet. Mr. Brewer replied yes, we will have a cross section of the county. Mrs. Lando stated now we need the money that we had talked about with regard to ARPA funds. Mr. Wheeler stated my recommendation would be to see what the list looks like and how many potential projects there are as that will determine the amount you are requesting.

IV. OTHER BUSINESS

- A. *Next Meeting* – The next meeting will be held on Wednesday, April 6, 2022, at 11:00 a.m. in the Legislative Chambers.

MOTION: TO ADJOURN MADE BY MR. RYCKMAN. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0. (MAYOR BUCKLEY ABSENT FOR VOTE)

Respectfully Submitted by: Amanda L. Chapman, Deputy Clerk, Steuben County Legislature