

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, April 6, 2022

11:15 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
Tammy Hurd-Harvey, Steuben County Commissioner of Finance
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
Jennifer Galvan, Steuben County Assistant County Attorney
Terra Dietrich, Arbor Development
Danielle Kenney, Arbor Development
Carol A. Ferratella, Steuben County Legislator, District 13
Kelly H. Fitzpatrick, Steuben County Legislator, District 3
Wendy Lozo, Steuben County Legislator, District 9
John V. Malter, Steuben County Legislator, District
Brenda Scotchmer, Clerk of the Legislature

ABSENT: Raymond Walch, Mayor, Village of Addison

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 MARCH 2, 2022, MEETING MADE BY MR. RYCKMAN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

III. DISCUSSION/ACTION ITEMS

A. *2021 Annual Report* – Mr. Brewer asked if anyone had any questions regarding the 2021 Annual Report that he sent out. In conjunction with this, everything has been uploaded for PARIS reporting and we are in compliance. Mrs. Lando commented considering our hands were tied, I think we did pretty well. We sold four lots, rehabbed two properties and sold four houses. Mr. Brewer stated we liquidated the majority of our portfolio and all in all, it was a good year. Mr. Van Etten stated it was an active year and the demos we did helped improve the community. Mrs. Lando asked when does the report have to be filed? Mr. Brewer replied it was due at the end of March and has been filed.

B. *Treasurer's Report* – Mr. Alger presented the monthly report for review.

C. *Project Update*

- *7162 State Route 54 (Bath)* – Mr. Brewer stated this item would be appropriate for discussion in Executive Session.

D. *Habitat for Humanity Update* – Mrs. Kenney stated on Monday, Habitat for Humanity held a dedication at the First Street location. There are still a couple of windows that need to be replaced in the attic. She stated with the Park Avenue property there is no buyer, but some potential applicants. We expect work on that property to be completed by summer.

E. *RFP for Managerial Services* – Mr. Brewer requested authorization to issue an RFP for Managerial Services. The current contract with Arbor will expire June 22, 2022.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE LAND BANK, IN CONJUNCTION WITH THE PURCHASING DIRECTOR, TO ISSUE AN RFP FOR MANAGERIAL SERVICES FOR THE STEUBEN COUNTY LAND BANK MADE BY MR. WHEELER. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Mrs. Lando asked when will the RFP go out? Mr. Brewer stated he will work with Mr. Morse and he expects it will go out by the end of the month.

IV. OTHER BUSINESS

A. *Property Auction* - Mrs. Lando commented when you look at the projects we have done, all but a few have been in Corning, Bath, Hornell and Addison. My concern is that once we get an idea of what properties we can look at, we need to focus on other areas of the county. She asked where do we stand with the auction? Ms. Prossick replied the motion for default judgement was filed in March and we are waiting for court approval to take title. Mrs. Lando asked how many properties are there? Ms. Prossick replied there are 130 – 150 properties in the first group. There will be another group for the end of the summer that will be of similar size. Mr. Van Etten stated it is significant, but I want to remind everyone that when we formed this Corporation, we agreed to not cherry pick and we need to be mindful of that as we are going through the lists.

B *Next Meeting* – The next meeting will be held on Wednesday, May 4, 2022, at 11:00 a.m.

MOTION: TO ADJOURN REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105.1H. 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 MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

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

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION TO MODIFY AND ADJUST THE PURCHASE OFFER RECEIVED ON THE PROPERTY LOCATED AT 7162 STATE ROUTE 54 IN BATH MADE BY MRS. HURD-HARVEY. SECONDED BY MR. RYCKMAN. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

MOTION: TO ADJOURN MADE BY MAYOR BUCKLEY. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature