

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

*Wednesday, June 1, 2022*

*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

**OTHERS:** Christopher Brewer, Deputy County Manager/SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Mitch Alger, Steuben County Deputy Commissioner of Finance  
Danielle Kenney, Director of Real Estate Development, Arbor Development  
Terra Dietrich, Project Coordinator, Arbor Development  
Elizabeth Hunt, Project Support, Arbor Development  
Andrew Carson, Construction Coordinator, Arbor Development  
Carol A. Ferratella, Steuben County Legislator, District 13  
Wendy Lozo, Steuben County Legislator, District 9

**ABSENT:** Mark L. Ryckman, Corning City Manager  
Raymond Walch, Mayor, Village of Addison

**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 APRIL 6, 2022, MEETING MADE BY MAYOR BUCKLEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**III. DISCUSSION/ACTION ITEMS**

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

B. *Project Update*

- *7162 State Route 54 (Bath)* – Mr. Brewer stated we are waiting on the attorney for Habitat for Humanity to set the closing date. We expect that to be within the next two to three weeks.

C. *Habitat for Humanity Update* – Mr. Brewer stated the First Street property in Corning is in the closing process. The Park Avenue property in Corning is 75 percent complete and has a qualifying buyer. He noted that Lisa Caracci is leaving Habitat, however, she is willing to help us get through our remaining projects. Steve Daniels will be the interim replacement. We currently have three outstanding projects, but they all are nearing completion.

D. *Award RFP for Managerial Services* – Mr. Brewer stated two proposals were received from Arbor in the amount of \$50,000 and J.G. Franzese out of Burdett in the amount of \$48,000. He noted there were no differences in the scope of work. With an RFP, we are not limited to awarding to the lowest bidder. Mr. Brewer recommended continuing with Arbor. Mr. Van Etten stated they have had a good history and do a good job.

**MOTION: AWARDING THE RFP FOR MANAGERIAL SERVICES FOR THE STEUBEN COUNTY LAND BANK TO ARBOR DEVELOPMENT FOR \$50,000 ANNUALLY MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**IV. OTHER BUSINESS**

A. *Insurance* – Mr. Van Etten asked why we spend \$35,000 annually on insurance? Is there any way that we can leverage the County's insurance? Ms. Prossick replied the issue is with the Scaffold Law and there is different liability associated because of all of the construction. Mr. Brewer stated we are in the process of renewing our insurance with another carrier. We are trying to find a way to make it a lot less expensive. Mr. Wheeler stated because we are a local development corporation, I think that largely drives this as we have deeper pockets. Ms. Prossick stated we had previously had discussions about this and because of the statutory authority of the County, there is no way around it. Ms. Kenney commented Brown & Brown Insurance provides insurance to a lot of Land Banks through the State and their premiums are a little lower. There had been talk of a Land Bank Association policy, but we have not heard anything on that yet.

**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. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**MOTION: AUTHORIZING THE STEUBEN COUNTY LAND BANK TO SPEND UP TO \$5,000 TOWARD DEMOLITION COSTS RELATIVE TO THE PARK AVENUE PARCEL IN CORNING MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**MOTION: AUTHORIZING THE STEUBEN COUNTY LAND BANK TO PURCHASE THE FOLLOWING PARCELS FROM STEUBEN COUNTY: PARCEL #151.09-02-020.000, SITUATE IN THE CITY OF HORNELL; PARCEL #151.19-01-043.000, SITUATE IN THE CITY OF HORNELL; PARCEL #197.11-03-024.200, SITUATE IN THE VILLAGE OF CANISTEO; PARCEL #243.00-01-005.000, SITUATE IN THE TOWN OF CAMPBELL; PARCEL #243.00-01-006.000, SITUATE IN THE TOWN OF CAMPBELL; PARCEL #299.18-02-067.000, SITUATE IN THE VILLAGE OF RIVERSIDE; PARCEL #299.14-01-032.000, SITUATE IN THE VILLAGE OF RIVERSIDE; AND PARCEL #159-05-01-079.000, SITUATE IN THE VILLAGE OF BATH FOR A TOTAL COST OF \$74,580.00 MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

Meeting was adjourned at 11:20 a.m.

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature

**\*\*NEXT MEETING\*\*  
Wednesday, July 6, 2022  
11:00 a.m.**