

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

*Wednesday, June 7, 2023*

*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  
Michael Parks, Mayor, Village of Wayland

**OTHERS:** Christopher Brewer, Deputy County Manager, SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Jennifer Galvan, Assistant Steuben County Attorney  
Elizabeth Hunt, Arbor Development  
Doug Madison, Arbor Development  
Danielle Kenny, 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  
K. Michael Hanna, Steuben County Legislator – District 5  
Nicholas D. Pelham, Steuben County Legislator – District 3

**ABSENT:** Mark Ryckman, Corning City Manager

**I. CALL TO ORDER**

Mrs. Lando called the meeting to order at 11:00 a.m. She welcomed new member, Michael Parks, Wayland Village Mayor, to the Board.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE MAY 3, 2023, MEETING MADE BY MAYOR BUCKLEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

**III. DISCUSSION/ACTION ITEMS**

A. Treasurer's Report – Mr. Alger presented the Treasurer's Report for review. He noted this includes revenue of \$20,000 from the HCR grant. Mr. Brewer commented we applied for a grant of \$606,000 and received \$554,400. Ms. Hunt commented this grant is structured as a reimbursement. Mrs. Lando asked are there any income stipulations with this funding? Ms. Kenny replied we will have to submit a budget for any demolitions and/or rehab projects. They are pretty flexible and we can reallocate funds to different line items if necessary. There are no restrictions for selling properties to specific AMI levels. There will be another round of funding for Phase II next year. Mr. Brewer noted the grant contract has been fully executed.

B. Award Demolition Bid – Mr. Brewer requested authorization to award the bid for the demolition of the property located at 34 Erie Avenue in the City of Hornell, to the sole bidder, MJR Partners for \$11,300. He noted this contractor has done a lot of work for us.

**MOTION: AWARDING THE BID FOR THE DEMOLITION OF THE PROPERTY LOCATED AT 34 ERIE AVENUE IN THE CITY OF HORNELL TO THE SOLE BIDDER, MJR PARTNERS, FOR \$11,300 MADE BY MAYOR BUCKLEY. SECONDED BY MR. VAN ETTEN.**

Mr. Van Etten asked what is the plan for this property after demolition? Mr. Brewer replied one of the adjacent neighbors has indicated interest in purchasing the lot.

**VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

C. Authorization to Issue Demolition Bids for Newly Acquired Properties – Mr. Brewer requested authorization to issue a bid for the demolition of three newly acquired properties located in Cohocton, Wayland and Hornell. He anticipates getting title for these properties on June 8, 2023. Mrs. Hurd-Harvey commented we actually do not yet know if we will be able to acquire title. Ms. Prossick stated after the Supreme Court case, we do not know where we stand with respect to foreclosure properties. We are just doing the status quo at this point. Mrs. Lando asked Ms. Prossick to elaborate on the Supreme Court case. Ms. Prossick explained the court case is in reference to when the county were to take title to a property due to non-payment of back taxes and then the sale of that property. For example, the County takes title to a property that owes \$10,000 in back taxes. The property is put into the tax foreclosure sale and sells for \$20,000. Based on the decision of the Supreme Court, the additional \$10,000 would be considering a taking under the U.S. Constitution and the decision states that the former owner is entitled to those additional proceeds from the sale. There are a lot of questions with regard to property liens. She stated that she met with her County Attorney’s Association via Zoom and everyone is waiting to see what the State does. We have heard that there may be some type of a moratorium adopted within the next two days. We don’t know what the possible moratorium would put a hold on. Mrs. Lando asked is the online auction scheduled for July 5<sup>th</sup> through July 12<sup>th</sup> still taking place? Ms. Prossick replied it will unless there is a moratorium.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE BIDS FOR THE DEMOLITION OF THREE NEWLY ACQUIRED PROPERTIES LOCATED IN COHOCTON, WAYLAND, AND HORNELL MADE BY MRS. HURD-HARVEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

D. Update on Land Bank Initiative Phase II Award – Mr. Brewer stated all of the properties that we are talking about will fall under this award and these projects will be fully reimbursable. Mrs. Lando asked is there a time limit to do the projects? Ms. Kenny replied the Land Bank has 18 months to spend the funds. These funds are through the HCR NYS Program.

E. Project Update

- *20 Townsend Avenue, Riverside* – Mr. Brewer stated the RFP is out and we expect that back within the next couple of weeks. He will be asking the Board to award the bid at the July meeting. We have estimated the total construction cost to be \$275,000 - \$280,000. Mrs. Lando commented the design for this project looks good.

Mr. Van Etten asked can we get a current listing of all of the open projects? Mr. Brewer replied when he sent out the Annual Report, that included a log of our inventory. Mr. Van Etten asked are all of the newly acquired properties demolition projects? Mr. Brewer replied the three projects that we are talking about are demolitions and those projects are Cottage Avenue, City of Hornell; Main Street, Cohocton; and East Naples Street, Wayland.

**IV. OTHER BUSINESS**

- A. Next Meeting – The next meeting will be held on Wednesday, July 11, 2023, at 11:00 a.m.

**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: AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCEED WITH ACQUIRING FOUR PROPERTIES FOR DEMOLITION PROJECTS AND UP TO THREE PROPERTIES FOR REHAB PROJECTS WITH ONE OF THE REHAB PROJECTS DESIGNATED TO HABITAT FOR HUMANITY MADE BY MR. WHEELER. 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. WHEELER. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 6-0.**

B. NYS Land Bank Association – Ms. Kenny announced the annual NYS Land Bank Association meeting will be held on September 18, 2023, at Fort William Henry in Lake George. She noted any Board members are welcome to attend and registration is currently open. This meeting is being held in conjunction with the Rural Housing Conference.

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

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature