

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, July 6, 2022

11:20 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
John Buckley, Mayor, City of Hornell

OTHERS: Christopher Brewer, Deputy County Manager/SCLBC Executive Director
Jennifer Prossick, Steuben County Attorney
Craig Patrick, Steuben County Deputy County Attorney
Jennifer Galvan, Steuben County Assistant County Attorney
Mitch Alger, Steuben County Deputy Commissioner of Finance
Elizabeth Hunt, Project Support, Arbor Development
Carol A. Ferratella, Steuben County Legislator, District 13
Kelly H. Fitzpatrick, Steuben County Legislator, District 2
Frederick G. Potter, Steuben County Legislator, District 10

ABSENT: Tammy Hurd-Harvey, Steuben County Commissioner of Finance
Mark L. Ryckman, Corning City Manager
Raymond Walch, Mayor, Village of Addison

I. CALL TO ORDER

Mrs. Lando called the meeting to order at 11:20 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE JUNE 1, 2022, MEETING MADE BY MR. WHEELER. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – Mr. Alger presented the monthly report for review. He noted there is a deficit of \$44,580 in the Property Acquisition line due to the properties that were recently acquired from the County. He requested authorization to transfer \$44,580 from Contingency to cover the deficit in the Property Acquisition line.

MOTION: AUTHORIZING THE TREASURER TO TRANSFER \$44,580 FROM THE CONTINGENCY LINE TO THE PROPERTY ACQUISITION LINE MADE BY MR. VAN ETTEN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

B. *Project Update*

• *7162 State Route 54 (Bath)* – Mr. Brewer stated we have closed on this property. On the date the buyers moved in, they noticed a small leak and we took care of that. The cost for that was \$471.00.

C. *Habitat for Humanity Update* – Mr. Brewer stated the property at 271 Park Avenue, Corning, is under construction and completion is expected the end of summer. The property at 356 Third Street, Corning, was recently sold and we should be receiving the proceeds. We put \$40,000 into each property and we will receive 50 percent of that back from Habitat for Humanity.

D. *Authorize Bids for Demolition of Newly Acquired Properties* – Mr. Brewer requested authorization to solicit bids for the demolition of six properties acquired in the first round of the tax sale auction.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR THE DEMOLITION OF NEWLY ACQUIRED TAX FORECLOSURE PROPERTIES LOCATED AT 179 MADISON AVENUE, HORNELL; 274 WALNUT STREET, HORNELL; 3 LAINE COURT, CANISTEO; 8867 SR 415, CAMPBELL; SR 415, CAMPBELL; AND 20 TOWNSEND AVENUE, RIVERSIDE MADE BY MAYOR BUCKLEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

E. *Authorize Bids for Rehabilitation of Newly Acquired Properties* – Mr. Brewer requested authorization to solicit bids for the rehabilitation of two properties acquired in the first round of the tax sale auction.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR THE REHABILITATION OF NEWLY ACQUIRED TAX FORECLOSURE PROPERTIES LOCATED AT 360 BREWSTER STREET, RIVERSIDE; AND 6 HILLVIEW DRIVE, BATH MADE BY MAYOR BUCKLEY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

F. *Tax Sale* – Mrs. Lando asked for the second round of the tax sale auction in the fall, is there the potential to acquire additional properties? Mr. Brewer replied yes, there is.

Ms. Hunt asked do you want Arbor to take over the bids for the demolitions? Mr. Brewer yes. He stated that he would like to do it so that a bidder can bid on all or any of the projects. Ms. Hunt stated they will have the numbers for the August meeting.

Mr. Van Etten commented that with the two properties in Addison and the Park Avenue property in Corning, those all went through the tax sale auction and each sold for over \$50,000 each. It is nice to know that these properties are being purchased and hopefully they will be renovated and put back on the tax rolls.

IV. OTHER BUSINESS

A. *Next Meeting* – The next meeting has been scheduled for **Tuesday, August 9, 2022 at 11:00 a.m.**

MOTION: TO ADJOURN MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature