

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Tuesday, August 9, 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
Tammy Hurd-Harvey, Steuben County Commissioner of Finance
John Buckley, Mayor, City of Hornell
Mark L. Ryckman, Corning City Manager
Raymond Walch, Mayor, Village of Addison

OTHERS: Christopher Brewer, Deputy County Manager/SCLBC Executive Director
Jennifer Prossick, Steuben County Attorney
Mitch Alger, Steuben County Deputy Commissioner of Finance
Danielle Kenny, Arbor Development
Elizabeth Hunt, Arbor Development
Terra Dietrick, Arbor Development
Carol A. Ferratella, Steuben County Legislator, District 13

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 JULY 6, 2022, MEETING MADE BY MR. VAN ETTEN. SECONDED BY MR. RYCKMAN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

III. DISCUSSION/ACTION ITEMS

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

B. *Habitat for Humanity Update* – Mr. Brewer stated there has not been a lot of change since last month. The property at 271 Park Avenue in Corning is under construction with an anticipated completion date of September. The property at 356 Third Street in Corning has closed and the attorney for Habitat for Humanity is working through the process to get the reimbursement check. The Land Bank will be receiving \$20,000. We originally put in \$40,000 and are getting 50 percent back.

C. *Award Bids for Demolition of Newly Acquired Properties* – Mr. Brewer stated they received five bids. He recommended awarding to the lowest bidders. He noted with the two Hornell properties that it would make sense to award to the same bidder. MJR for the two Hornell properties was the overall low bidder.

MOTION: AWARDING THE BIDS FOR DEMOLITION OF NEWLY ACQUIRED PROPERTIES AS FOLLOWS: MADISON AVENUE (HORNELL) - \$7,850; WALNUT STREET (HORNELL) - \$10,930; STATE ROUTE 415 (CAMPBELL) - \$8,650; AND GARAGE (CAMPBELL) – \$4,350 TO MJR; AND LAINE COURT (CANISTEO) - \$9,730.24 AND TOWNSEND (RIVERSIDE) - \$9,745.84 TO T&R ENVIRONMENTAL MADE BY MR. WHEELER. SECONDED BY MRS. HURD-HARVEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Mrs. Lando asked what is the timeframe for demolition? Mr. Brewer replied the drop-dead date is November 1st.

D. *Rehabs* – Mrs. Lando asked what is the status of the rehabs? Mr. Brewer replied the specs for the property in Riverside were finished yesterday. The RFP will go out the end of this week and we will leave it out for about a month or so. We are looking at September/October for a recommendation for award and then work will start in October/November. Ms. Kenny explained there is typically a three-week turnaround. It may be cutting it close for September. Mr. Brewer stated we will give it an extra one to two weeks and put the award on the agenda for October.

Mrs. Lando asked what does the property look like? Ms. Kenny replied it will need new flooring, painting, bathroom update, newer kitchen cabinets, siding, roof, porch work, windows and landscaping. We did add alternatives in the bid for upscale finishes. This will be a great little house and is located in a cute neighborhood.

Mr. Brewer requested an Executive Session to discuss the details of the other rehab property.

IV. OTHER BUSINESS

A. *Next Meeting* – The next meeting will be held on Wednesday, September 7, 2022, at 11:00 a.m. in the Legislative Chambers.

MOTION: TO ADJOURN REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105.1.D. DISCUSSIONS REGARDING PROPOSED, PENDING OR CURRENT LITIGATION AND 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 MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: WAIVING THE COUNTY ATTORNEY'S CONFLICT IN REPRESENTATION THEREBY ALLOWING HER TO SPEAK ON BEHALF OF THE LAND BANK RELATIVE TO A PARCEL SITUATE IN THE VILLAGE OF BATH MADE BY MRS. HURD-HARVEY. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: AUTHORIZING THE COUNTY ATTORNEY, ACTING AS LAND BANK ATTORNEY, TO NEGOTIATE A LEASE FOR THE UPKEEP AND MAINTENANCE OF A PARCEL SITUATE IN THE VILLAGE OF BATH AND AUTHORIZING CHRISTOPHER BREWER, EXECUTIVE DIRECTOR OF THE STEUBEN COUNTY LAND BANK CORPORATION (SLBC) TO EXECUTE THE LEASE MADE BY MR. RYCKMAN. SECONDED BY MR. VAN ETTEN. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. VAN ETTEN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

MOTION: TO ADJOURN MADE BY MR. VAN ETTEN. SECONDED BY MR. WALCH. ALL BEING IN FAVOR. MOTION CARRIES 7-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature