

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

*Monday, November 5, 2018*

*11:15 a.m.*

*Legislative Committee Room  
Steuben County Office Building  
Bath, New York*

**\*\*MINUTES\*\***

**PRESENT:** Scott J. Van Etten, Chair, Steuben County Legislator – District 13  
Jack K. Wheeler, Steuben County Manager  
Pat Donnelly, Steuben County Commissioner of Finance  
Bill von Hagn, Mayor, Village of Bath  
John Buckley, Mayor, City of Hornell

**OTHERS:** Mitchell Alger, Steuben Deputy County Manager/SCLBC Executive Director  
Jennifer Prossick, Steuben Deputy County Attorney  
Tammy Hurd-Harvey, Steuben County Deputy Commissioner of Finance  
Jeanne Glass, Arbor Development  
Danielle Kenny, Arbor Development  
Doug Madison, Arbor Development  
Carol A. Ferratella, Steuben County Legislator – District 13  
Hilda T. Lando, Steuben County Legislator – District 2  
Steven P. Maio, Steuben County Legislator – District 2  
Mary Perham

**ABSENT:** Joseph J. Hauryski, Vice Chair, Steuben County Legislature Chairman – District 8  
Mark Ryckman, Corning City Mayor

**I. CALL TO ORDER**

Mr. Van Etten called the meeting to order at 11:15 a.m.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE OCTOBER 3, 2018, MEETING MADE BY MR. DONNELLY. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

**III. DISCUSSION/ACTION ITEMS**

A. **Treasurer's Report** – Mr. Alger distributed the Treasurer's Report for review.

B. **Sales Update**

1. *Onondaga* – Mr. Alger stated we have a potential buyer whose purchase is contingent upon the sale of their current residence and they have signed a purchase agreement. We have also received the confirmation letter from the bank for their financing and things are moving forward. We are hoping to close before the end of the year. The property sold for \$178,750.

2. *Kingsbury* – Ms. Glass stated they held a second scheduled open house for two days on Friday from 4pm – 6pm and Saturday from 11am – noon. We had 20 people come through and there was a lot of interest. The comments overall were that the house was small, and that there was not enough storage. Overall people loved the openness and the layout. One complaint was that appliances were not included. We will follow-up with anyone that signed in and took an application. The list price is \$115,000.

Mayor von Hagn asked if we ever get to the point of reducing the price, what about putting in \$2,500 for appliances. Mr. Van Etten commented if we are listing on the MLS, the process is still an issue as people are not wanting to go through the application process and the multi-year commitment. What is the desire of the committee?

Mr. Alger recommended waiting a month to see if anything comes from the open house and we can revisit next month.

3. *Wells* – Ms. Glass commented Habitat for Humanity has expressed interest in looking at the property. Mr. Alger stated he also wrote to the neighbor who was initially interested in the property. We will keep working on our options for that.

Mrs. Lando asked going back to the Kingsbury property, what about putting appliances in? Mr. Van Etten commented as long as we mention our willingness to put in appliances; that flexibility is better for a buyer. Ms. Glass stated we encouraged people to include the appliances in their offer.

**MOTION: AUTHORIZING THE INCLUSION IN THE PROPERTY LISTING FOR KINGSBURY, THE WILLINGNESS TO INCLUDE UP TO \$1,500 WORTH OF APPLIANCES, WHICH INCLUDE A REFRIGERATOR, STOVE AND DISHWASHER, MADE BY MAYOR VON HAGN. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

C. **Habitat for Humanity Proposal** – Mr. Alger stated we have received a proposal from Habitat for Humanity regarding property located at 154 Columbia Avenue in the City of Corning. Habitat for Humanity would transfer this property to the Land Bank for \$1 and they would cover our cost of the legal transfer. We would do the demo with our LISC grant. Prior to transferring the property back to Habitat for Humanity, they will reimburse us for one half of the demo costs. Typically demo costs range between \$8,000 - \$12,000 and their share would be \$4,000 - \$6,000. They would then put in a single family home in a weekend. Their affordability criteria are more restrictive than ours. We do want to make sure that the title is clear and the proposal is contingent upon that. Mr. Alger stated he thinks it is a good project.

**MOTION: APPROVING THE PROPOSAL SUBMITTED BY HABITAT FOR HUMANITY REGARDING PROPERTY LOCATED AT 154 COLUMBIA AVENUE IN THE CITY OF CORNING, CONTINGENT UPON CONFIRMATION OF A CLEAR TITLE MADE BY MR. DONNELLY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

D. **Franzese Proposal** – Mr. Alger stated we have received a proposal from Franzese regarding the vacant lot located at 137 East Washington Street in Bath. Franzese has offered to purchase the property for \$1.00 and will put in a 1,400 square foot single-family home, which would be constructed within one year and then sell it. Franzese is aware of the income limitations in our grant. When we listed this property, we listed it at \$20,000 and said that we would take offers from neighbors, as well as redevelopment plans from contractors. The listing had a one month time limit for proposals to be accepted. We did not get anything, so we removed that one month time limit. Mr. Alger stated this approach was a fair way to open it up for anyone to submit a bid. He stated he thinks this proposal is a good end result.

Ms. Prossick stated she spoke with the Syracuse Land Bank about how they work with contractors. They take a mortgage, callable in one year for the assessed value against the developer. That is an option to make sure that they finish the project. Mr. Van Etten asked what is the mortgage amount? Ms. Prossick stated it would be the assessed value. Mr. Van Etten commented he thinks it is a good idea to do that.

**MOTION: AWARDING THE BID FOR THE REDEVELOPMENT OF THE VACANT LOT LOCATED AT 137 EAST WASHINGTON STREET IN BATH, TO JOHN G. FRANZESE ENTERPRISES, LLC FOR \$1.00, FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME TO BE COMPLETED WITHIN ONE YEAR MADE BY MR. WHEELER. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

E. **Terry Street Rehab Proposal** – Mr. Alger provided the committee with the draft bid package for the rehab at 148 Terry Street in the City of Hornell. He requested authorization to put this out to bid. Mr. Van Etten asked what is the turn-around time for the bid? Ms. Glass replied three weeks.

**MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR, IN CONJUNCTION WITH ARBOR DEVELOPMENT, TO BID THE REHABILITATION OF THE PROPERTY LOCATED AT 148 TERRY STREET IN THE CITY OF HORNELL MADE BY MAYOR BUCKLEY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

Mayor Buckley asked is the Land Bank allowed to have rental properties? Ms. Prossick replied she believes so; she doesn't see anything that prohibits that. Mr. Donnelly commented it doesn't make any sense to have rental properties. Mr. Van Etten asked if you have rental property, who becomes the property manager? Mayor Buckley stated he only asked because of the housing boom they are seeing with Alstom. Mr. Prossick stated that probably will not comply with the income requirements of LISC.

F. **ABO Training & Policy Requirements** – Mr. Alger stated he wanted to remind the Board about the ABO training and he will send out an email with the link. If you can show that you have already taken the training for another public entity you are on, then you can submit that.

#### **IV. OTHER BUSINESS**

A. *PARIS Reporting* – Mr. Alger stated he would like to recognize, and thank, Mr. Donnelly for doing the PARIS reporting for our budget.

B. *Potential Properties* – Mr. Alger stated they have been looking at two properties in the Village of Bath; one on East William Street and the other on Haverling Street. The property located at 137 East William Street had a fire, and he sent a letter to the owner, but has not yet heard back. The property located at 303 Haverling Street has been vacant for some time. Mr. Donnelly commented they have one year of delinquent taxes on the William Street property.

C. *Grant Award* – Mr. Alger announced on Friday the Attorney General issued a press release regarding the grant and we have been awarded \$550,000 for the next round. After one year, the land banks that have done good work and showed progress may be eligible for additional funding. He stated \$26 million was awarded across the State. He requested the Board to accept the award and direct him to submit the relevant paperwork.

**MOTION: ACCEPTING THE SECOND ROUND OF GRANT FUNDS IN THE AMOUNT OF \$550,000 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE NECESSARY PAPERWORK MADE BY MAYOR VON HAGN. SECONDED BY MR. BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

D. *Next Meeting* – The next meeting has been scheduled for Wednesday, December 5, 2018 at 11:00 a.m.

**MOTION: TO ADJOURN MADE BY MR. DONNELLY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature