

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, October 3, 2018

11:15 a.m.

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

****MINUTES****

PRESENT: Joseph J. Hauryski, Vice Chair, Steuben County Legislature Chairman – District 8
Jack K. Wheeler, Steuben County Manager
Pat Donnelly, Steuben County Commissioner of Finance
Bill von Hagn, Mayor, Village of Bath

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
Carol A. Ferratella, Steuben County Legislator – District 13
Hilda T. Lando, Steuben County Legislator – District 2
Frederick G. Potter, Steuben County Legislator – District 10
Mary Perham

ABSENT: Scott J. Van Etten, Chair, Steuben County Legislator – District 13
Mark Ryckman, Corning City Mayor
John Buckley, Mayor, City of Hornell

I. CALL TO ORDER

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

II. DISCUSSION/ACTION ITEMS

A. **Treasurer's Report** – Mr. Alger provided copies of the Treasurer's Report for review. He noted that we have not been spending a lot of money, just mainly for maintenance. Mr. Donnelly stated this report does reflect the cancelled payment for the Haverling Street property.

MOTION: ACCEPTING THE TREASURER'S REPORT AS PRESENTED MADE BY MAYOR VON HAGN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

B. **Sales Update** – Mr. Alger announced they are planning to hold an open house for the Kingsbury property in October. Ms. Glass stated the open house will be held on Friday, October 26th from 4pm – 6pm and on October 27th from 11am – noon. We have put an advertisement in the Sunday paper, which was \$22.00. We also have posted on Craigs List, Facebook and in multiple other locations. Everything is updated to show the reduced price of \$115,000. We have not had any inquiries since we lowered the price. Mr. Alger commented when we first put it on the market we had the neighbors doing walkthroughs.

Mr. Alger stated with the vacant lots, we initially had interest in the Hornell lot from one of the neighbors. He sent another letter out stating that we would entertain any offer. We also are talking with the City of Hornell. Mr. Hauryski asked what is the price on that lot? Mr. Alger replied the price on the Hornell lot is \$15,000 and the price on the Bath lot is \$20,000. He stated that he will ask Ms. Perham to do a press release on the open house for Kingsbury.

Mrs. Lando asked do you think the situation with the Northside Blodgett project is affecting the sale of the Kingsbury property? Ms. Glass replied we continuously get phone calls on that project and the status has not changed. There will be

26 single-family homes that will go there. She stated to her, it really is just the size of the house and we are just not at the right price point yet.

C. **Property Acquisition/Next Round of Projects Update** – Mr. Alger stated we took acquisition on a property on Terry Street in the City of Hornell and took action on the eviction process. Mr. Schu is handling that for us and we should know relatively soon if we can get in. Once we can get in, our first priority will be to have Arbor looking at the property and drawing up bids for a rehab.

Mr. Alger stated they are continuing the search for other properties. We looked at a property on 8 West Washington Street in the Village of Bath. We have had some discussions with the current owner who acquired the property for \$20,000 and is offering the property to us for \$80,000. Mayor von Hagn commented it has multiple units in it. Mr. Alger stated another property we looked at was at 137 East William Street in the Village of Bath. We contacted the owner to see if there would be any potential interest; the house had a fire and is currently boarded up. At first blush this would likely be a demo. We are also looking at 303 Haverling Street in the Village of Bath as a potential project. Mr. Donnelly stated we will be pursuing a couple of options with this property.

Mr. Hauryski asked do we look at homes in locations other than in the Village of Bath, City of Hornell and City of Corning? Mr. Wheeler replied yes. We were looking at some properties in Lindley and Cohocton. Mr. Hauryski commented he has had people asking him about that. Mr. Wheeler stated hopefully we can find something in a different location.

D. **Approval of Budget** – Mr. Alger presented the committee with the proposed 2019 – 2020 operating budget. He worked on this with Mr. Donnelly and they changed the format to mirror what Mr. Donnelly has to submit to the Public Authorities Budget Office for PARIS reporting. The first round of the LISC grant will carry over into 2019 due to the delayed start. The Enterprise grant has been split into two years; 2019 and 2020. He noted that we requested \$1.72 million over two years which is broken down to \$860,050 per year. For 2019, in the surplus from prior year, we are anticipating the proceeds from the sale of the Onondaga property will be carried forward into 2019, since the closing will likely be during the last quarter of this year. The professional services line item includes Arbor’s administrative costs, insurance, audit, etc. He stated he separated the operating expenses for the LISC and Enterprise grants which encompasses demos, rehabilitations, acquisitions and maintenance. Additionally, he has included a contingency of \$80,000 for each year. Mr. Alger stated this budget is subject to change if we do not get the grant.

Ms. Glass stated for this round of grants, every land bank in the State applied for funds. We will not hear until the end of this month or beginning of November.

MOTION: APPROVING THE 2019 – 2020 BUDGET AS PRESENTED MADE BY MR. WHEELER. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

IV. NEXT MEETING

The next meeting will be held on Monday, November 5, 2018, 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 MAYOR VON HAGN. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MAYOR VON HAGN. SECONDED BY MR. WHEELER. ALL BEING IN FAVOR. MOTION CARRIE 4-0.

V. **OTHER BUSINESS**

Ms. Glass informed the committee that they were approached by Habitat for Humanity regarding a house at 87 North Franklin Street in Painted Post. They are requesting the Land Bank purchase this property, demo it and then donate it to Habitat for Humanity. We also received a donation of property located in the City of Corning on 159-161 Columbia Street. This property encompasses two and a half lots and we went through it and decided not to take it on and donated to Habitat for Humanity. They have changed their mind and would like to give this property to the Land Bank for us to demo and then return back to them. Discussion followed.

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

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature