

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Monday, September 10, 2018

11:00 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 Paladino, Arbor Development
Kelly H. Fitzpatrick, Steuben County Legislator – District 3
Hilda T. Lando, 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 11:00 a.m.

II. APPROVAL OF MINUTES

Mr. Alger stated that he has an amendment to the minutes. On page 2, item “D”, Affordability Grant Requirements. The last line should reflect that after we sell the property on Onondaga Street, then all future property sales will need to meet the affordability grant income requirements.

MOTION: APPROVING THE MINUTES OF THE AUGUST 6, 2018, AS AMENDED MADE BY MR. WHEELER. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. DISCUSSION/ACTION ITEMS

A. **Rehab/Demo Updates** – Ms. Glass reported they held an open house at the Kingsbury property. We are still getting views on the website, but have not yet received any offers. Mr. Alger asked if the Board would want to consider lowering the price on the property? The property is currently listed at \$124,900. If you want to keep it at the current price, we can make more efforts to market it. Mr. Van Etten commented it is hard to know until you get feedback. This is a unique little property. Mrs. Lando asked how long has the property been on the market? Mr. Alger replied a couple of months. The property was appraised at \$114,000.

Mayor von Hagn stated holding onto the property for a few thousand dollars will not help us. He would rather see it sold and move on. He suggested lowering the price to \$115,000 and see what happens.

MOTION: AUTHORIZING THE EXECUTIVE DIRECTOR TO LOWER THE SELLING PRICE ON THE KINGSBURY PROPERTY TO \$115,000 MADE BY MR. DONNELLY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. **Insurance Update** – Mr. Alger informed the committee that over the course of the last month he has been busy migrating the insurance from one carrier to another. That process is now complete. Our new coverage is not like our previous coverage. No matter what or how many, we will get coverage up to a set limit. We are covered wherever we own a property and that coverage carries through from the beginning to the end.

C. **Grant Application** – Mr. Alger stated Arbor did quite a bit of work on our application for the next round of grant funding. We submitted an application for \$1.72 million for two years covering 2019 and 2020. There is \$45 million available statewide. He stated there are currently 16 land banks in the State and the State has increased the cap to 25 land banks. We should get a pretty substantial amount. Mr. Alger stated we are applying to do 8 demos and 10 rehabs for the next grant cycle.

Mr. Donnelly asked Mr. Alger to explain the differences with this grant since it will be going through Enterprise and not LISC. Mr. Alger explained one of the differences is the affordability requirement is now ten years instead of five. We are also limited on the profit that we can make to 15 percent over construction costs.

D. **Budget** – Mr. Alger stated next month he will present the budget for next year for the Board's approval. He stated he is required to present a budget to the Board 60 days before the end of the fiscal year, which is December 31, 2018. Mr. Donnelly commented the budget can be tentative and it can be amended; however, we just need to get the budget input into the PARIS system.

E. **Treasurer's Report** – Mr. Alger reported our cash flow is a little low as we are still awaiting the proceeds from the sale of the Onondaga property. He explained there are contingencies attached to the sale.

F. **Washington Street Property** – Ms. Glass stated the contractor, John Franzese, who did the work on Kingsbury, has indicated he has an interest in developing the Washington Street property, if the board is willing to do that. She has reached out to LISC to see if we could outright sell the property and we have not received an answer yet. This is Mr. Franzese's idea and he would have to get a construction loan. If we are not able to outright sell to him, would the Board consider working with him to develop that property? In the meantime, he will come over to look at it. Mr. Alger commented he was a good contractor to work with.

Mayor von Hagn asked is there any mechanism in place to ensure that the rehab properties are heated until they are sold? Mr. Donnelly replied the utilities are in place. Ms. Glass explained we go in a couple of times a week to check on things. If the properties still have not sold by the time cold weather sets in, we will set the heat at 55 degrees to keep pipes from freezing.

Mayor Buckley asked with the vacant lots, is there a schedule for maintenance? Mr. Donnelly replied there is no set schedule, but our mobile work crews are doing it. Mr. Alger asked are there any updates on the interest by the City of Hornell for the Wells Street property? Mayor Buckley replied we have discussed a couple of options. One option would be to turn the lot into a parking lot for residents. Another potential option is to put in a small BOCES home. Mr. Alger stated they have reached out to the neighboring landowners, but there has not been any interest. We will continue to work on the sale of this property.

IV. OTHER BUSINESS

A. **Next Meeting** - The next meeting will be held on Wednesday, October 3, 2018, at 10:30 a.m. in the Legislative Committee Room.

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 5-0.

MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

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