

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

*Wednesday, December 4, 2019*

*10:40 a.m.*

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

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

**PRESENT:** Scott J. Van Etten, Chair, Steuben County Legislator – District 13  
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:** Amy R. Dlugos, Planning Director/SCLBC Executive Director  
Jennifer Prossick, Steuben County Attorney  
Christopher Brewer, Deputy Steuben County Manager  
Jeanne Glass, Arbor Development  
Danielle Kenny, Arbor Development  
Roco Soda, Arbor Development  
Jennifer Miller, City of Corning Planning & Economic Development Director  
Carol A. Ferratella, Steuben County Legislator – District 13  
Kelly H. Fitzpatrick, Steuben County Legislator – District 3  
Hilda T. Lando, Steuben County Legislator – District 2  
Robin K. Lattimer, Steuben County Legislator – District 3  
Frederick G. Potter, Steuben County Legislator – District 10  
Scott J. Van Etten, Steuben County Legislator – District 13  
Jeffrey P. Horton, Legislator-Elect, District 8  
Mary Perham

**I. CALL TO ORDER**

Mr. Van Etten called the meeting to order at 10:40 a.m. and led the Pledge of Allegiance.

**II. APPROVAL OF MINUTES**

**MOTION: APPROVING THE MINUTES OF THE NOVEMBER 6, 2019, MEETING MADE BY MR. WHEELER. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 4-0. (MAYOR VON HAGN ABSENT FOR VOTE)**

**III. DISCUSSION/ACTION ITEMS**

**A. Project Updates – Enterprise Grant**

• *278 Chestnut Street (Corning)* – Mrs. Kenney informed the Board they held a prebid conference and four contractors were in attendance. We received bids from John G. Franzese and Griffin Construction of NYS, Inc. Both have worked with the Chemung County Land Bank. Franzese was the low bid at \$93,414.67. We did a walk through last week and there were a few things that we were able to reduce the scope on, and that brought the bid down between \$83,000 - \$85,000. Mr. Soda stated they are looking at an all new kitchen with appliances. They did run comps on this property yesterday. At the higher end of pricing we had three two-story homes that sold for \$155,000; \$170,000 and \$162,000. With this property we could still be around \$150,000.

**MOTION: AWARDING THE BID FOR THE REHABILITATION OF THE HOUSE LOCATED AT 278 CHESTNUT STREET IN CORNING, TO THE LOW BIDDER, JOHN FRANZESE FOR AN AMOUNT NOT TO EXCEED \$85,000 MADE BY MR. HAURYSKI. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 4-0.**

B. **Treasurer's Report** – Mr. Donnelly presented the Treasurer's Report for review.

C. **Project Updates – LISC Grant**

- *23 Wells (Hornell)* – Mrs. Dlugos informed the Board that they will be closing on this property next week.
- *137 East Washington (Bath)* – Mrs. Dlugos stated she has contacted Habitat for Humanity and has not heard back from them. We are waiting for their attorney to review the proposal.
- *148 Terry (Hornell)* – Mrs. Glass stated they did an open house on two days and had eight or nine prospective buyers go through, with one prospective buyer completing an application. Mrs. Kenney stated we had a lot of interest. Mrs. Dlugos commented this property turned out beautifully. She would like to look at doing a press release advertising that this property is available. We did alter the website so that it is the first house that you see.

Mr. Van Etten asked how long did we try selling as the owner before we brought in the realtor for the Corning property? Mrs. Kenny replied we did for sale by seller on both Corning properties. Mr. Soda stated we never listed the properties with a broker. Mr. Van Etten asked how long will we let Terry Street go? He would not want to miss the opportunity for spring buyers.

- *159 Columbia* – Mrs. Dlugos stated they will be closing on Friday and it will be going back to Habitat for Humanity and they have scheduled it for a May build.

D. **Project Updates – Enterprise Grant (Cont.)**

- *8867 SR 415 (Campbell)* – Mrs. Dlugos stated there have been no changes and we will not know anything until spring.
- *24 Ames St. (Addison)* – Mrs. Dlugos stated we are closing this week and we will then have the deed.
- *24 Baldwin Ave. (Addison – Habitat)* – Mrs. Dlugos stated they are working on a contract with Habitat for Humanity. We have presented them with the demolition agreement and that has been shared with their attorney. Mr. Soda commented Habitat is trying to get that condemned and Arbor may assist them with that.
- *1480 Chestnut St. (Hornellsville)* – Mrs. Dlugos stated she is working with Attorney Squires and the Community Preservation Group as we have to update the abstract of title. We did visit this property with the representatives from Enterprise and at that time we noticed a broken water pipe. We did notify Attorney Squires and the property agent and the water was shut off.

**Secretary's Note:** Mr. Hauryski was excused from the meeting.

Mrs. Kenny stated Enterprise was struggling to understand our demographics as they are expecting streets with multiple buildings in disrepair. Mrs. Dlugos stated we have a different pattern of blights in this area.

**IV. OTHER BUSINESS**

A. **Board Evaluation Forms** – Mrs. Dlugos reminded the Board members to turn in their evaluation forms.

B. **Next Meeting** – The next meeting will be held on Wednesday, January 8, 2020 at 10:30 a.m.

**MOTION: TO ADJOURN MADE BY MR. DONNELLY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 4-0. (MR. HAURYSKI ABSENT FOR VOTE)**

Respectfully Submitted by

Amanda L. Chapman  
Deputy Clerk  
Steuben County Legislature