

STEBEN COUNTY LAND BANK CORPORATION (SCLBC)

Wednesday, February 6, 2019

10:45 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
John Buckley, Mayor, City of Hornell
Bill von Hagn, Mayor, Village of Bath

OTHERS: Amy R. Dlugos/Planning Director/Interim 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
K. Michael Hanna, Steuben County Legislator – District 5
Hilda T. Lando, Steuben County Legislator – District 2

ABSENT:
Mark Ryckman, Corning City Mayor

I. CALL TO ORDER

Mr. Van Etten called the meeting to order at 10:45 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE JANUARY 7, 2019, MEETING MADE BY MAYOR VON HAGN. SECONDED BY MR. DONNELLY. ALL BEING IN FAVOR. MOTION CARRIES 5-0. (MAYOR BUCKLEY ABSENT FOR VOTE)

III. DISCUSSION/ACTION ITEMS

A. *Treasurer's Report* – Mrs. Dlugos distributed copies of the Treasurer's report for review.

B. *Project Updates*

- *Kingsbury (Corning)* – Mrs. Dlugos informed the committee that they have received an offer of \$90,000 on the Kingsbury property and there is bank pre-approval. This price is really in line with what has been selling in the area. She requested authorization to sell the property. Mr. Donnelly recommended they issue a qualified acceptance that states that the closing occur within sixty days. There are no sale contingencies and the mortgage is qualified. Ms. Prossick recommended including that in the purchase and sale agreement.

MOTION: AUTHORIZING THE SALE OF 161 KINGSBURY IN THE CITY OF CORNING FOR \$90,000 WITH A QUALIFIED ACCEPTANCE THAT THE CLOSING WILL OCCUR WITHIN SIXTY (60) DAYS MADE BY MR. HAURYSKI. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 5-0. (MAYOR BUCKLEY ABSENT FOR VOTE)

Mrs. Dlugos stated that she has been working with Arbor to come up with a qualifications worksheet to document household size and income. Ms. Prossick commented this is a good idea to meet the qualifications of the grant. She recommended that it also include head of household and that we have the purchaser sign with a notarization.

- *23 Wells (Hornell)* – Mrs. Dlugos stated she has talked with Habitat for Humanity and they are definitely interested and will look at this property again. They indicated that their service area has expanded to the Hornell area.
- *137 East Washington (Bath)* – Mrs. Dlugos stated she has met with John Franzese and supplied him with the language of meeting the enforcement agreement to take to his attorney and bank. She will also send him the example from Onondaga County. He has indicated that he would like to start in the spring and have something ready for sale in early fall.
- *148 Terry (Hornell)* – Mrs. Dlugos informed the board that the asbestos abatement is complete. We had to get a construction agreement re-approved by the insurance company. There will be a change order to retiling a roof. She will clarify what part of the roof they will be retiling.
- *159-161 Columbia (Corning – Habitat for Humanity)* – Mrs. Dlugos stated she has been in contact with Habitat for Humanity and they are applying for a variance to construct a new house on that lot. Mr. Donnelly stated we should give Habitat for Humanity sixty days to get this straightened out, or ask LISC if we could substitute another project.

Mr. Van Etten commented the agreement was they would provide the legal services. If they are not stepping up, then he agrees that we should give them a deadline and then pull it.

MOTION: AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR, AMY DLUGOS, TO NOTIFY HABITAT FOR HUMANITY THAT THEY HAVE SIXTY DAYS TO COMMENCE WORKING ON 159-161 COLUMBIA STREET IN CORNING MADE BY MR. DONNELLY. SECONDED BY MAYOR VON HAGN. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

C. *Enterprise Grant Award Update* – Mrs. Dlugos stated she had the first phone call on the Enterprise Grant. We cannot start this grant until we are finished with the LISC grant and have then found new properties for the Enterprise Grant. We applied to do three demolitions and three rehabs under the Enterprise Grant. They want us to find some properties that are not tax sale properties. She is talking with Arbor about looking at foreclosures and short sales. We have also talked about the Cornerstone properties.

Mr. Donnelly commented Cornerstone does not have their bankruptcy plan approved yet. Some of those properties may be coming to market or to the banks. We do have access to the zombie properties registry through the State. We can also scan the County Clerk's records to see what foreclosure records have been filed.

Mr. Wheeler stated we can look at anything, but he still thinks we could get a few properties from the tax sale. Mr. Van Etten stated we should also ask each of the larger municipalities to offer suggestions.

Mayor von Hagn stated he would be very interested to see the zombie properties list. Mayor Buckley commented there are always opportunities out there. The City of Hornell started out with 45 zombie properties and now we are currently under 10.

Mr. Van Etten stated the City of Corning has a housing strategy. How do they identify properties? Mrs. Lando replied they have done a property survey and then prioritize that list. Ms. Glass stated we have a home repair program and our construction coordinator has evaluated 1,000 homes and we have a color-coded map from needs some work to needs demolition. We tried to go from the South side to the North side and alternate. They try to do the entire street at once. We send letters and go door to door to explain the program. There is a city match and other funds. This program is open to everybody.

Mr. Van Etten commented that does not really fall into the Land Bank. Ms. Glass stated if you were doing a home on a street, we have other programs that could complement that, such as emergency repairs. We could communicate to the other residents on the street.

Mr. Van Etten stated we need to identify three rehab projects and three demolition projects and the question is how we do that. Ms. Glass stated at the last meeting we discussed the Cornerstone properties. Howard Hanna is doing a price or list of the homes and we are waiting to hear back. She stated Arbor has also applied to the NCS Trust. Mrs. Kenny explained Mr. Cooper was formerly Nation Star. There was a big settlement which included \$5 million in restitution and another \$5 million in donated properties to counties in New York State. With the NCS Trust grant, if a property in the County comes up for foreclosure, we have one week to indicate if we have interest once we receive the notification. In addition, for any property that they donate, they also provide up to \$20,000. If we received a property through that, we could transfer that to the Land Bank.

Ms. Glass stated with respect to the Terry Street property, we did receive a change order. When they did the asbestos abatement, they took the entire roof off. We did have the contractor replace with regular shingles and we will get the price for that. The roof replacement was just over the front porch.

Mrs. Lando asked will you ask the municipalities for a list of properties? Mr. Van Etten replied yes, but the issue is if the properties are available. It would be helpful to get a list. Mayor von Hagn stated in addition to access to the zombie properties list. Mr. Donnelly stated the zombie properties list is town specific and if he can give it out, he will. Mrs. Kenny commented the only restriction on the zombie properties is that we cannot specifically say that we got it from the zombie property list.

D. *Annual Reporting and Other Housekeeping Items* – Mrs. Dlugos stated with regard to annual reporting, Arbor sent to her the public authorities requirement for reporting and she is pulling that together for the Land Bank and once complete, it will be uploaded to PARIS. She also will need to include board member biographies. She asked the board members to send her a biography which can be a couple of sentences, or a bulleted list, by the end of March. Additionally, we need to annually adopt our Policies and Procedures as well as elect officers. She suggested doing that at the March meeting which will be held on March 25, 2019 at 11:00 a.m.

MOTION: TO ADJOURN MADE BY MR. WHEELER. SECONDED BY MAYOR BUCKLEY. ALL BEING IN FAVOR. MOTION CARRIES 6-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature