

Chemung County Property Development Corporation
Minutes of the Meeting
March 18, 2020

A meeting of the Chemung County Property Development Corporation convened via conference call

Members present were Emma Miran, Joseph Roman, Thomas Sweet and Nicolette Wagoner

Also present were Jeanne Glass, Danielle Kenny and Rocco Soda, Arbor Housing

Call to Order/Approval of Minutes

Chairman T. Sweet called the meeting to order at 9:05 AM. On a motion by J. Roman, seconded by N. Wagoner and unanimously carried, the minutes of the February 19, 2020 meeting were approved.

Old Business

Open Board Seat: D. Kenny reminded the board of an open board seat is pending the County Executive and Mayor's approval of a new member.

Reappointment Letters

D. Kenny reminded the board that reappointment letters for N. Wagoner and E. Miran are pending.

ESPRI Deed Updates

Deeds have been filed by attorneys for the 410 & 412-414 Walnut Street.

Tax Sale

The foreclosure tax sale has been postponed. At this time, there is no determined new date for the sale. R. Soda explained that Arbor is looking into Cornerstone Properties including one at 407 West Clinton. He explained that these are lender owned properties, many from class action law suits because of rent-to-own law scams. Now lenders have ownership of the properties. There are 40 located within the City of Elmira. He explained that in Steuben County there has been success with the Corning Housing Partnership and Land Bank in acquiring these properties directly from lenders.

Financial Reports

Monthly Reports: D. Kenny reviewed the financial report. There is \$200,000 in the unrestricted account. Arbor will first pay funds from unrestricted funds and these funds will be reimbursed by grant monies. Arbor will be submitting a payment request by the end of next month. The payment request must be signed by T. Sweet. Board will also have the opportunity to review and approve before submission.

Audit: D. Kenny reports that they are currently waiting for the audit to be provided from the firm.

LISC Grant Progress

450 West Washington Avenue: D. Kenny reported that the offer approved at the prior board meeting has fallen through. The bidder had an offer on another house and the attorney did not recommend

moving forward with the offer for Washington. They will continue to show the home. There have been challenges around buyers meeting income requirements.

Lot Updates: 269 West Chemung has a potential buyer as long as the closings costs will be waived. Other lots are still being offered for sale. T. Sweet suggested posting the lots on Craig's List.

Enterprise Grant Progress

506 Franklin Street: J. Glass reported that the property is under construction. The dry wall has been installed and the side is on the house, the house should be completed shortly.

329 Lorenzo Place: J. Glass reported that Habitat for Humanity has completed the painting on the inside of the house. This saved about \$4,000. The contractor has now started the project and leveled the garage and installed all new windows.

1055 Admiral & 212 Chapman: J. Glass reported that three contractors walked through, and three bids were received for Chapman. On a motion by N. Wagoner, seconded by J. Roman and unanimously carried, the board approved and accepted the lowest bid contractor John Franzese at \$48,357 for 212 Chapman. For 1055 Admiral two bids were received in the sums of \$137,165 and \$140,960 for construction and full scope of work. It is not recommended to accept these bids because of the high amounts. Arbor will have construction coordinators review and reduce the scope of work including potential collaboration with Habitat for Humanity.

424 Balsam: R. Soda reports that 424 Balsam is cost prohibitive as a rehab and should be demoed. If condemned by Code Enforcement that would allow for a contained demolition. It currently has excessive friable and non-friable asbestos in the plaster, flooring and siding. Much of the asbestos ceiling came down when the roof caved in and is hazardous now. The home has extensive mold in attic, second floor and basement. Porches are not structurally sound and foundation has cracked / heaved in spots. Neighbors would probably purchase the lot once it is demoed.

320 Webber Place: J. Glass reported there are continued discussions with a potential developer. The property is being shown and discussed with the developer.

410 and 412-414 Walnut Street: J. Glass reported they are currently working with STEG to confirm ESPRI funds which will support the project with Andy Hughes as the developer. Currently, Arbor is waiting for review by the attorney for deed restrictions. However, if successful this should continue to count as an Enterprise Rehab and should be completed within a year.

New Business

D. Kenny reported that Amanda Wandell is active within the Land Bank Association and participated on a recent phone call. Currently, the Chemung County Land Bank does not pay dues as a member into the association; however, there is a great deal of advocacy and legal support provide by the association and it would be in the best interested of the land bank to become an active due paying member. J. Roman recommend that the land bank participate in the association as STEG and the IDA also participate in membership associations and advocacy groups which support economic programing. On a motion by J

Roman, seconded by J. Roman and unanimously carried, the board approved membership into the Land Bank Association for the Chemung County Land Bank.

D. Kenny also reported that the Land Bank regional conference will be hosted in Corning, NY, August 20 & 21st.

Next Meeting/Adjournment

The next meeting will be Wednesday, April 15th at 9:00 AM. On a motion by J. Roman, seconded by N. Wagoner and unanimously carried, the meeting adjourned at 9:40 AM.

Respectfully submitted,

Emma Miran
Recording Secretary