

Chemung County Property Development Corporation
Minutes of the Meeting
August 21, 2019

A meeting of the Chemung County Property Development Corporation convened on Wednesday, August 21, 2019 at 9:00 AM in the 5th floor conference room of 203 Lake Street, Elmira, New York.

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

Others present were: Hyder Hussain, Legal Counsel; Michael Rangstrom, City of Elmira Code Enforcement; Jeanne Glass, Danielle Kenny, Rocco Soda and Amanda Wandell, Arbor Housing and Mary Rocchi, Recording Secretary.

Excused: Dawn Burlew, Jennifer Furman

Call to Order: T. Sweet called the meeting to order at 9:15 AM.

630 West Gray Street: D. Kenny reported that this property may have been purchased as it is no longer on the list.

Property Transfer Policy: The County would like to adopt a formal process for acquiring properties. Once the tax list comes out, there needs to be a fair process for everyone to get a chance to review tax foreclosed properties. The County will work on and adopt a policy. H. Hussain stated that the county has an informal process currently.

Financial Report: A. Wandell reported that a new coding system is being worked on so reports can be pulled on a particular property. Arbor will follow up with Enterprise on the most recent disbursement. Enterprise is currently reviewing/processing the latest disbursement. N. Wagoner asked what sources will be looked at once our Enterprise grant is done. R. Soda stated that we will have the proceeds from property sales. The Land Bank Association in Albany is pushing the state to continue funding the 30 land banks in New York State. Betsey Hale from Three Rivers Development is pushing for funding as well. J. Roman commented that Empire State Development has URI money but it will not be used on housing.

Approval of Minutes: On a motion by N. Wagoner, seconded by J. Roman and unanimously carried, the minutes of the July 17, 2019 meeting were approved.

PENDING ITEMS

Open Board Member Seat: County Executive Chris Moss and City of Elmira Mayor Dan Mandell will need to meet to discuss filling the vacant position.

Vision and Goals for the Land Bank: On a motion by J. Roman, seconded by N. Wagoner and unanimously carried, the Vision and Goals of the Land Bank were approved.

PROPERTY UPDATES

Rehabs:

450 West Washington Avenue: A change order was discussed with a financial impact to the project. There was a cracked pipe in the basement that went to the street. It was repaired. The roof and fascia were rehabbed. The house still needs to be power washed, flooring and stairs need addressing. The property should be complete in about two weeks.

406 West Gray Street: This rehab by Jim Capriotti is coming along nicely and is scheduled to be completed in December.

418 West Church Street: Andy Hughes will have this project completed by October. He is refinishing the floors. There was an efficiency in the back of the building, which is not permitted. Arbor will check into this to see what Mr. Hughes did with it.

Demos:

510 John Street: The demo is complete and lot has been seeded. This is the last demo under the LISC grant. Arbor worked with a realtor on comps for vacant lots in the Village of Horseheads and felt the realtor came in too high at about \$35,000. R. Soda felt that \$14,900 would be a fair price for this lot. Other properties nearby the lot that are in need of repair were discussed. On a motion by J. Roman, seconded by N. Wagoner and unanimously carried the lot's listing price of \$14,900 was approved.

759 East Second Street: The neighbor told Arbor he is interested in purchasing the lot but has not submitted an application. T. Sweet asked if this property could be saved for the next BOCES class to construct a home on. D. Kenny commented that Habitat for Humanity cannot take a new construction project on as they have only three people currently. They are trying to rebuild and are doing only one and two rehabs per year currently. D. Kenny will reach out to Beth Farr at the Near Westside Neighborhood Association to see if there is an interest. R. Soda talked to BOCES about building a house. BOCES will provide \$55,000 to \$65,000 in materials but the Land Bank would have to provide a driveway, the foundation, some interior materials, etc. The land bank would have to pay contractors as well. The board decided that they would hold this property for now. M. Rangstrom commented that the front setbacks might not satisfy City code enforcement.

LISC/ENTERPRISE GRANT PROGRESS

450 West Washington Avenue: This property will be listed next month.

506 Franklin Street: J. Glass reported that Arbor is working with a new contractor whose bid came in quite a bit less than other bids. The contractor is Don Farr from Farr Construction. There was discussion.

814 West Clinton Street: Arbor went back to the realtor after previous bids were not accepted. A full price cash offer was made with buyer and seller each paying their own closing costs. On a motion by J. Roman, seconded by N. Wagoner and unanimously carried, the asking price of \$189,999 was accepted from John and Jean Longwell and approved.

320 Webber Place: This house will need stabilization. Adam Zaranko from the New York State Land Bank Association toured this property when he was here in July and suggested that the Land Bank partner with another entity. R. Soda met with Habitat for Humanity to see if they would clean out the house. A bid is prepared to go out for siding, roofing and porches. Arbor will try to get a developer engaged. Arbor estimates that stabilization will cost about \$80,000. A selling price to the developer needs to be established. An RFP for bids will be sent out in a week.

Vacant Lot Dispositions: D. Kenny discussed what to do with the vacant lots as we go into the winter months. The cost of maintenance will be expensive. The lots are located at 759 East Second Street, which the board decided to hold onto; 303 Sutton; 269 West Chemung Place and 510 John Street, which will be put on the market. There was discussion as to whether to list these lots with a realtor and how

much they should be listed for. Other land banks have planted trees and flowers on properties to make them more desirable. H. Hussain suggested working with a realtor from the Albany Land Bank Association and pay his fee to join the Elmira Corning Realtors Association and have them be our preferred realtor on MLS. D. Kenny commented that the monthly land bank call is tomorrow so she will address this topic. Amanda Wandell from Arbor is also a realtor. As long as there is no benefit to her from these properties, she may be able to be the realtor. Arbor will discuss with their attorney. The Memorandum of Understanding may have to be amended. The MLS online system costs \$1,200 per year.

329 Lorenzo Place: Arbor is finalizing bids and they will go out this week for this rehab property.

Quit Claim Deed: H. Hussain discussed what it says the County Land Bank will provide for closings. We will not provide the title, survey and abstract. The buyer will have to pay for these documents. H. Hussain wants a Quit Claim Deed done. He will provide buyers with an agreement.

Special Meetings: A Wandell discussed having a meeting of Governance, Audit and Finance committees in September. Jill Koski will need to be replaced on Governance. A. Wandell asked the board if it would be better to meet prior or after the regular land bank meeting.

West First Street Property: The property on the corner of West First Street and College Avenue was purchased at a previous auction by a private buyer. The land bank was planning to purchase this property, which was considered 2-3 demos. The house should be condemned as the tower on it is leaning. D. Kenny asked if a raise or repair order could be given to the owner. If stamped drawings come in then the owner can do the project. If not, the City can look into raise or repair.

Tax Foreclosure Process: T. Sweet discussed a bill at the State level that wants to change the tax foreclosure process to three years of unpaid taxes. The Association of County Treasurers is against this. The property owner would also be allowed to make partial payments, which would delay the foreclosure process longer. The County Treasurers feel all payments should be made whole with no partial payments allowed.

Other Business: Andy Hughes is scheduled to close on the Columbia Street property on Friday. Documents have been sent to John Maloney and H. Hussain is awaiting his reply. Chris Denton is the attorney on the West Clinton Street property.

Next Meeting/Adjournment: T. Sweet will be at a conference on September 18th, the date of the next land bank meeting. The meeting will be postponed one week and held on Wednesday, September 25th at 9:00 AM. On a motion by J. Roman, seconded by N. Wagoner and unanimously carried, the meeting adjourned at 10:08 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary

