

Chemung County Property Development Corporation
Minutes of the Meeting
May 12, 2020

A special meeting of the Chemung County Property Development Corporation was held on Tuesday, May 12, 2020 via teleconference at 2:00 PM.

Members present were Dawn Burlew, Jennifer Furman, Emma Miran, Joseph Roman, Thomas Sweet, Nicolette Wagoner

Also present were: Hyder Hussain, Counsel to the Corporation; Jeanne Glass, Danielle Kenny, Rocco Soda , Amanda Wandell from Arbor Housing; and Mary Rocchi, Recording Secretary

Chairman T. Sweet called the meeting to order at 2:00 PM.

320 Webber Place Disposition

D. Kenny reported that the property located at 320 Webber Place was being sold to an individual to rehab. The closing was supposed to happen last week. John Maloney, who represents the buyer, noticed the twelve month timeline for the rehab. Since the buyer, Jeffrey Matthews, is doing the rehab on his own, he doesn't feel he can meet the 12 month timeline. He asked for a timeframe of at least three years. Arbor did not feel this was acceptable as other contractors are given a one year timeframe to complete a rehab. D. Kenny offered three options: a) Sell the property to the current potential buyer with no timeframe for rehab; b) Back out of the offer and put property back on the market or c) Counter with an updated timeframe that is agreed upon.

J. Roman asked if there was any other interest in the property. D. Kenny commented that there are others interested in this property. She could have their real estate agent go back to the other offers.

D. Burlew felt that this buyer is not bettering the situation by asking for a three year timeframe. Other developers have been held to a one year timeframe. She felt everyone will want to buy houses if there is more than a one year timeframe for rehab. T. Sweet commented that there was a mistake made in the contract before an extension was asked for. He felt we should withdraw the offer unless the buyer comes back with a reasonable timeframe. The Land Banks purpose is to make neighborhoods presentable. N. Wagoner felt three years was a long time. If there is other interest, it is worth looking into. E. Miran felt a shorter timeframe would be better. There was discussion.

T. Sweet asked H. Hussain if there would be any penalty if we withdraw the offer. There may be some legal expenses and the \$500 deposit. H. Hussain is hoping Mr. Maloney will back out of the deal for the buyer. D. Kenny commented that the \$500 deposit was never received from the buyer based on conversations with our agent.

On a motion by D. Burlew, seconded by J. Roman and unanimously carried, the contract with Jeffrey Matthews for the rehabilitation of 320 Webber Place to be withdrawn was approved.

Adjournment

There being no further business, the teleconference meeting adjourned at 2:14 PM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary