

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

A meeting of the Chemung County Property Development Corporation convened on Wednesday, November 18, 2020 at 10:00 AM via Zoom.

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

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

Call to Order/Approval of Minutes

Chairman T. Sweet called the meeting to order at 10:00 AM. M. Rocchi provided roll call. On a motion by D. Burlew, seconded by N. Wagoner and unanimously carried, the minutes of the October 21, 2020 meeting were approved.

OLD BUSINESS

Land Bank Goals and Objectives – D. Kenny asked the board if they would like to amend anything in the Land Bank Goals and Objectives after receiving feedback from Katelyn Wright, Executive Director of the Syracuse Land Bank Association. There is concern over how properties are acquired as we normally get them from the County's foreclosure list. T. Sweet asked if there is an updated list of homes that did not sell in the auction. J. Furman commented that her office is working on refreshing the list and would provide an updated list. She felt there might be two or three properties that would fit the land bank criteria. It is key that the land bank develop sustainable funding sources as LISC and Enterprise funding will no longer be available. There was discussion. The board felt that the goals are a good set of guiding documents. A. Wandell discussed the meeting last month with the Land Bank Association. There was discussion on how land banks can acquire properties. If a property is not in foreclosure, the land bank might not be able to purchase it unless an approved policy was already in place. Land Banks have a Donation policy to accept property outside of the Land Bank Act. The City of Elmira has a Redevelopment Plan. The Land Bank goals are consistent with the Redevelopment Plan of the City of Elmira. Arbor will look into having a group call with other land banks to get their opinion on how to acquire properties outside of tax foreclosure.

Press Release Discussion: N. Wagoner reached out to Jeff Murray at the Star Gazette regarding doing a follow up story on the success of the Land Bank. He felt a February timeframe would work for an article, after other news items have settled down. The board was asked to provide feedback at the December meeting on what to put in the press release.

FINANCIAL REPORTS

Monthly Reports: A. Wandell commented that the Audit, Finance and Governance Committees need to meet in December. After discussion, the committees will meet briefly prior to the 9:00 AM Land Bank meeting.

Tioga Downs Grant Update: A. Wandell reported that the \$500,000 grant that she applied for would not be announced until December 2021.

LISC GRANT PROGRESS

759 East Second Street Lot: Arbor reached out to Habitat for Humanity to see if they would be interested in developing on this lot, but they are not doing any houses right now due to COVID. D. Kenny reached out to the neighbors again but had no bites on the property. Arbor will drive by to make sure there is a For Sale sign on the lot. The Land Bank pays to maintain the lot and sidewalks and has insurance on the property. R. Soda asked if the lot should be put on MLS to get more exposure. J. Glass commented that we have a separate contract for each property with our agent. Arbor will try to renegotiate contract with Agent to see if she will talk to her broker about lowering her fee for this lot as it is assessed at only a couple of thousand dollars. T. Sweet commented about an advertisement he had seen on television about a real estate agency with only 2% commission. There was discussion on whether the neighbor might buy it for less money. The neighbor was initially interested in the property but not anymore. Arbor sent the homeowner an application but they did not respond. J. Glass reached out to the neighbor but did not get a response either. The board discussed having the neighbor make an offer. An adjacent house is board up. A. Wandell has talked with City Code Enforcement Officer John McCracken who has a local investor that would buy the lot for \$500. J. Roman suggested reaching out to both and see what happens. There are three lots together that are vacant.

ENTERPRISE GRANT PROGRESS

329 Lorenzo Place: At the October meeting, the listing price was reduced on this home to \$109,500. There has been a second showing on the house but no offers yet. The windows keep coming up when property is shown. The board decided to hold off on making any decisions on the house until after the holidays.

212 Chapman Place: J. Glass reported that this rehab is moving along. It should be wrapped up by the end of the month. Arbor is doing a final walk through the week of December 1st. Painting, flooring and counter tops are complete.

1055 Admiral Place: This rehab was a very heavy lift. Electrical inspection will be soon. Plumbers have been in. The contractor will move on to the next rehab when completed.

407 West Clinton Street: Only one contractor bid on this rehab. The real estate team did a major outreach. Arbor is trying to get one or two other contractors to bid. Bids are due December 2nd. Bids are coming in over \$100,000.

909 Farnham Street: Arbor will have the bids by the December meeting.

410 & 412-414 Walnut Street: Arbor reached out to Andy Hughes to discuss his interest in the property. It will be three to six months before he can start. There are a couple of timelines to follow. Enterprise will count this property even if it is not sold by June 30, 2021. There is \$37,500 available in ESPRI funds per property, but the money needs to be used by March 2021. D. Kenny reached out to Jill Koski at Southern Tier Economic Growth to see if an extension would be possible. She has not heard back from her yet. The ESPRI money is critical to this rehab project. There was discussion regarding selling the properties to a new owner so Mr. Hughes does not have to rush. R. Soda suggested they wait to see if an extension is possible. We would have to stabilize the buildings to take the ESPRI grant or sell it to

another developer. CDBG money is also a possibility for this project. The Enterprise money is earmarked for Clinton and Farnham rehabs. D. Burlew asked if the land bank could receive the ESPRI funds since they are not the permanent owner. A plan needs to be put together of all local sources. D. Kenny also reach out to developer Jim Capriotti and other landlord investors to see if they had any interest. Would ESPRI money be able to be used elsewhere?

NEW BUSINESS

Appointments: D. Kenny discussed the reappointments of Nicolette Wagoner and Joseph Roman. There is also one vacant seat on the board. Letters will be needed from the Mayor and County Executive reappointing them. Their terms expire at the end of December. T. Sweet will follow up with Chris Moss. Hopefully reappointment letters can be done by December 11th for approval at the meeting. H. Hussain commented that the reappointments need to go through the County Legislature, which does not meet again until December.

Funding Allocations: A. Wandell talked with Enterprise. The land bank board did not meeting the equity requirements in Census Tracts 6, 7 and 10. There is not enough community involvement in that area. We do not want to throw away funding. We need to look at different places to do marketing, in more diverse markets. We will need to reach out to other organizations. E. Miran commented that Catholic Charities gives out \$10,000 grants. Economic Opportunity Program might be another source to reach out to. There was \$50,000 in CDBG funding applied for and received. On a motion by D. Burlew, seconded by J. Roman with E. Miran abstaining, the resolution was approved to accept \$50,000 in CDBG funding. A. Wandell updated the spreadsheet on how funding is being broken out with CDBG funds. Farnham Street and West Clinton Street construction costs have not been set. Admiral Place is not done yet. We can move things around or use unrestricted funds. We still have the Walnut Street rehab as well.

T. Sweet asked if there were any rehabs planned for 2021. J. Furman commented that there might not be any homes to look at until the County goes through another foreclosure process. With COVID, the County might not have any foreclosures in a normal timeframe.

ADJOURNMENT

On a motion by J. Furman, seconded by J. Roman and unanimously carried, the meeting adjourned at 10:52 AM.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary