

Chemung County Property Development Corporation
Minutes of the Meeting
May 20, 2020

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

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

Also present were Chris Moss, Chemung County Executive; Jeffrey Eaton, Amanda Wandell, Jeanne Glass, and Danielle Kenny, Arbor Housing; Hyder Hussain, Chemung County Law Department

Call to Order/Approval of Minutes

Chairman T. Sweet called the meeting to order at 9:07 AM. On a motion by J. Furman, seconded by N. Wagoner and unanimously carried, the minutes of the April 15th meeting were approved

Old Business

407 W Clinton: D. Kenny reviewed the status of 407 W Clinton Street purchase offer. The offer was accepted and approved at \$10,000. The asbestos reports returned showing minimal abatement required and the property is moving towards closing. H. Hussain reports that the attorney John Maloney has the survey and everything is in order to move forward with closing.

Financial Reports

Monthly Reports: A. Wandell reviewed the financial reports with the board. She reports that there is approximately \$421,000 in the unrestricted account. She reviewed the Enterprise Community Partner pay request submission. Approximately, \$500,000 remains on the grant to be requested. A. Wandell reviewed the disbursement request with Enterprise and the request was updated and modified to \$50,000; some of the admin expense requests were modified because amounts were projected and not actual amounts, so this was changed to the actual amounts.

COVID-19: A. Wandell reports that due to the COVID-19 Pandemic it is unlikely that the NYS Attorney General's Office will be issue new RFPs for grant funds towards New York State Land Banks. Instead, she will continue to explore other grants and partnerships opportunities as a way to support the Chemung County Land Bank. She reports they continue to be frugal and stretch funding. J. Roman asked worst case scenario, with no new funds, at what point does Land Bank stop running. A. Wandell reports that with out any new funds, the Land Bank will be without funding within three years, based upon current operating levels. A. Wandell reports that she is exploring a grant with the Tioga Downs Foundation.

LISC Grant Progress

450 West Washington Avenue: D. Kenny reported that the house remains on the market at \$99,500. She reports that they are seeing possible interest from medical students moving to the area. The house will remain on the market at this listed price.

Lot Updates/Demos

269 West Chemung has an offer, which had been approved by the board. D. Kenny reports that they are waiting on closing documents.

759 E Second Street has had no progress as of yet, the lot has been listed on Zillow and Craig's List. They have seen some interest; however, no application or offers at this point.

510 John Street D. Kenny reports that the will be purchased by David Morgan for \$10,000. This has been approved by the board, and they are waiting on closing documents.

Enterprise Grant Progress

506 Franklin Street: J. Glass reported that the property is about 98% completed and only minor repairs remain. The siding and porches are all completed and painted. However, the plumbing still needs to be completed and signed off on; it should be ready to be listed on the market by June 1st. T. Sweet asked about the railing missing in the final photo of Franklin. J. Glass reports that the railing will be installed before the property is completed.

329 Lorenzo Place: J. Glass reported that the contractor for on Franklin is also working on Lorenzo. Because of COVID, he was not fully working until May but is now back on the project. The project is approximately 35% completed. This is a collaboration with Chemung County Habitat for Humanity, who helped complete the painting on the inside of the house. This saved about \$4,000. The contractor is working on the garage and installing all new windows.

1055 Admiral & 212 Chapman: J. Glass reports that at 212 Chapman work is impacted because of Covid-19. The contractor is completing another house but should begin by the end of the month. It is anticipated that a Notice to Proceed will be issued by May 30th. So, the project would start in June and be completed by August. For 1055 Admiral, two bids were received in the sums of \$137,165 and \$140,960 for construction and full scope of work. It was recommended to not accept these bids because of the high amounts. Arbor is currently reviewing the project with its construction coordinators and reducing the scope of work including potential collaboration with Habitat for Humanity. J. Glass reports that the abatement was completed and the scope of work is now being reviewed and reduced.

424 Balsam: J. Glass reports that 424 Balsam was cost prohibitive as a rehab and will be demoed. 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. She reports that after a walk through with Code Enforcement and review, the property was condemned for demolition. She reports they will be able to proceed with the demolition, and the neighbor is interested in purchasing the lot once it is demoed.

320 Webber Place: D. Kenny reported that they received an offer from a developer; however, because the developer could not meet the requested timeline for completion, the acceptance of the offer was rescinded by the board. J. Glass reports that the rehabilitant would likely be over \$100,000 and would

be cost prohibitive for Land Bank to take on at this time. J. Furman asks if this is the entire scope of work for the project and requests that at future meetings, the board be provided with ongoing outcomes as a way to better insure we don't take on property that the Land Bank cannot complete and manage. She notes it would be good to continue creating presentations and updates on the prior projects, so we are able keep an assessment of outcomes and can try to learn and grow from any past mistakes or ongoing issues. She notes this is also a way for the board to understand if the current owners are complying with the provisions of the contracts. J. Glass notes that often they did not have the opportunity to go inside properties before receiving them in the foreclosure process.

410 and 412-414 Walnut Street: D. Kenny reported that the project is moving forwards with ESPRI funding and one unit on each side will remain as affordable housing. We are waiting on a closing date for the properties to transfer to Andy Hughes.

New Business

CDBG Funding: A. Wandell reported that the City of Elmira awarded land bank \$50,000 CDBG for rehabilitation of properties within the City of Elmira. The existing HOME/CDBG funds can be used for Admiral and Reynolds, and the board will need to explore the purchase of another property. The seven properties currently owned by Land Bank will be used to meet Enterprise grant benchmarks, but with CDBG/HOME funds there is the opportunity to take on another property without using unrestricted funds. She reports they have been working with Cornerstone owned properties to see if they can purchase properties in the future for Land Bank to rehabilitate. A. Wandell reports that Walnut Street will be counted towards the Enterprise grant. N. Wagoner asked which properties are potential for rehabilitation purposes. A. Wandell reports that there are three Cornerstone properties on Oak Street and one on Franklin in the City of Elmira. The cost of three properties together would be \$45,000. A. Wandell explains they could take on three additional properties with the existing funds.

Tax Auction: J. Furman reports that no date has been set for the tax auction; currently, under COVID Executive Orders public auctions are not allowed. However, they are exploring an online auction the 4th of July.

C. Moss discussed the Executive Office of Chemung County's policy towards Land Bank owned properties, management and funding. He discussed concern with lots and properties being sold at minimal value and lack of financial stability surrounding the Land Bank. He notes concern with properties focused on Census Tract 7 and 10 within the City of Elmira and not other areas of the County. He reports that moving forward Chemung County Habitat will continue to work directly with the County government to purchase tax foreclosed properties instead of working with Land Bank. In 2020, with the delayed auction, properties for Land Bank will be reviewed internally.

J. Eaton notes that currently Land Bank utilizes government grants with restrictive income guidelines resulting in limits on the types of projects and sales allowed on the properties.

On a motion by J. Furman, seconded by J. Roman and unanimously carried, the board meeting was adjourned at 9:53AM.

Commented [KD1]: Emma, My take away from Mr. Moss was that he wasn't happy we WEREN'T focusing on 6, 7, and 10 since they are the census tracts struggling the most with poverty. I don't remember him mentioning anything about working in other parts of the county. I did record the meeting so I can go back and listen.

Respectfully submitted,

Emma Miran
Recording Secretary

