**Chemung County Property Development Corporation**

**Minutes of the Special Meeting**

**June 23, 2021**

A meeting of the Chemung County Property Development Corporation convened at 2:30 PM on Wednesday, June 23, 2021 via Zoom.

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

John Burin was excused.

Also present were Hyder Hussain, Legal Counsel; Danielle Kenny, Douglas Madison and Rocco Soda, Arbor Housing; and Mary Rocchi, Recording Secretary,

Chairman T. Sweet called the meeting to order at 2:32 PM.

**320 Webber Place Update**

R. Soda and D. Madison visited Mr. Hosam Hammad and his interpreter/representative at 320 Webber Place to review the progress on the property. R. Soda and D. Madison provided photos of the property prior to the meeting. Mr. Hammad was upset over the possibility of losing his property since it was a land bank property from a Chemung County tax auction. The land bank had originally planned to demo the property but code enforcement would not condemn it. The rehab of this property including asbestos abatement would have cost over $250,000. The land bank board approved looking for someone to develop this property. R. Soda and D. Madison reviewed the six items required of Mr. Hammad prior to the June 25, 2021 deadline. The electrical, water and gas services have all been restored and inspected and are in working order. Mr. Hammad removed 25 bags of debris from the house. A plumber ran a new drain line from the basement up to the second floor and repaired frozen lines. All plumbing is in working order. The ceilings and walls throughout the house have been replaced. Mr. Hammad secured the basement door with a lock and covered the opening over the exterior entrance to the basement with plywood. He had a Bilco door on order from Lowe’s but cancelled the order due to the pending transfer to the land bank. The lawn has been mowed and kept up and there was no noticeable debris. The owner is planning to hire a contractor to side or paint the house. Mr. Hammad is committed to improving the property as it is his primary residence. H. Hussain has talked with Mr. Hammad as well and told him to wait until after today’s meeting before he did anything else. If we do not waive the reverter clause, the house would come back to the land bank. H. Hussain will reach out to Mr. Hammad’s attorneys. There was discussion on why we would not move forward with providing Mr. Hammad with the title since he has fulfilled his contractual obligation. The property needs updating and repair, but Mr. Hammad is doing much of the work himself, therefore taking longer than the one year normally allowed by the land bank for a rehab. The scope of work was on the interior of the house. The land bank did not require any improvements on the exterior of the house in the contract. Arbor received the land bank’s investment of $10,000 back on the house. D. Burlew commented that let this be a lesson learned and be more specific in our requirements going forward. If this house had been in a different neighborhood, would we treat it differently?

On a motion by D. Burlew, seconded by J. Furman and unanimously carried, the land bank voted to move forward with the transaction to waive the reverter clause and transfer title to Mr. Hosam Hammad for the property located at 320 Webber Place, was approved. John Burin, who was unable to attend the meeting sent an email expressing his opposition to transferring title to Mr. Hommad. H. Hussain will file a new title for the property.

**Insurance**

T. Sweet asked if Arbor was purchasing or waiving terrorism insurance for the land bank. D. Kenny commented that Arbor typically declines the terrorism coverage and checks a box stating that and sends it back to the insurance company, once signed by Chairman.

R. Soda and D. Madison were thanked for meeting with Mr. Hammad to check on his progress and reporting back to the board.

**Adjournment**

On a motion by J. Furman, seconded by E. Miran and unanimously carried, the meeting adjourned at 2:50 PM.

Respectfully submitted,

Mary K. Rocchi

Recording Secretary