

Chemung County Property Development Corporation
Minutes of the Meeting
August 23, 2022

A meeting of the Chemung County Property Development Corporation convened at 9:00 AM on Tuesday, August 23, 2022 in the 5th floor conference room of the Hazlett Building, 203 Lake Street, Elmira, New York.

Members present were John Burin, Jennifer Furman, Kevin Meindl, Emma Miran and Thomas Sweet.

Also present were Hyder Hussain, Legal Counsel; Terra Deitrick, Elizabeth Hunt, Danielle Kenny (via phone), Doug Madison, Arbor Housing and Mary Rocchi, Recording Secretary.

Call to Order/Approval of Minutes

Chairman T. Sweet called the meeting to order at 9:00 AM. On a motion by J. Burin, seconded by K. Meindl and unanimously carried, the minutes of the July 27, 2022 meeting were approved.

Old Business

Tax Sale Properties: Joe Roman, Jennifer Furman and County Executive Chris Moss met last week to discuss four properties requested for the land bank. The properties are located at 474 Mt. Zoar Street, 453 Livingston Street, 216 South Walnut Street and 512 Harcourt Drive. Rather than donate these properties to the land bank, it was proposed by the County Executive to have the land bank acquire these four properties for the price owed on delinquent taxes and fees, so the county is compensated. Job spec sheets were done on each property. Without knowing what the interior of the property looks like, Arbor could not provide accurate costs for rehab. J. Furman will have the County's Buildings & Grounds department reach out to Arbor to gain access to these homes to provide specs on the interior. If land bank does not purchase these properties, they will go up for auction in October. Recommendations are needed from Arbor by September 1, 2022. D. Kenny commented that she would need numbers to submit with HCR application and to update PARIS budget by September 14. On a motion by J. Burin, the Land Bank board agreed to provide Arbor Housing with the authority to decide how many of the four properties they will purchase in a report to be submitted by September 1, 2022. The motion was discussed. J. Burin proposed an amended motion for Arbor to provide recommendations to the board to acquire up to four properties for a total of \$45,976.64 for taxes and fees, contingent upon review of interior of each property, seconded by K. Meindl with reservation, J. Furman abstaining and carried. K. Meindl suggested the Governance Committee meet prior to next year to iron out how acquisition of properties is handled. J. Furman will submit the four properties to the Legislature but can pull any of them out at any time. H. Hussain commented that the request needs to be submitted 10 days prior to the Legislature. David Manchester, Chairman of the Legislature can be given a heads up that this request is coming for Legislative approval. Arbor will work with Buildings and Grounds on a mutual time to look at the four properties.

Financial Reports

Monthly Reports: J. Furman reviewed the July financial report. There is \$385,367.90 in Revenues through July 31. Total expenses were \$169,877.41. The land bank has a net surplus of \$215,490.49. J.

Furman commented that there needs to be more budgetary data on the financial report. D. Kenny commented that she is updating the report based on the last couple of years. She will email one when it is updated. On a motion by J. Furman, seconded by K. Meindl and unanimously carried, the financial report was approved.

Properties

525 West First Street: Construction is in progress. The upstairs is being finished. Drywall is almost done. Electrical is done.

New Business

Budget Approval: D. Kenny presented the PARIS budget that will be submitted to the ABO and with the Tioga Downs grant. The first rehab is almost finished and one more was budgeted for the year. Three rehabs were budgeted for next year. The budget should balance out with the redevelopment of the properties. We should acquire more properties over the next few years. This is not a hard budget, it's projections for the ABO. With the addition of \$100,000 of HCR funds, we will have a \$152,000 fund balance. The second phase of funding could be used for demos and other costs. If the land bank does purchase any of the four properties, the budget will be adjusted accordingly. The terms have not come out yet. When we had LISC and Enterprise money, we had to do some demos as it was part of the grant. On a motion by J. Furman, seconded by K. Meindl and unanimously carried, the budget was approved contingent upon amendments for the anticipated purchase of four properties.

Update on HCR Funding Applications: Phase one of this funding can be used for operations, pre-engineering, construction fees and other fees, but not construction costs.

Tioga Downs Grant: The application is done and is due October 1. Arbor requested \$250,000 for the land bank which will be used on the acquisition of properties. The PARIS budget will be submitted with the application. On a motion by K. Meindl, seconded by E. Miran, the application was approved for submission.

Adjournment

The next meeting is Wednesday, September 21 at 9:00 AM. On a motion by K. Meindl, seconded by E. Miran and unanimously carried, the meeting adjourned at 9:55 am.

Respectfully submitted,

Mary K. Rocchi
Recording Secretary