

**Chemung County Property Development Corporation**  
**Minutes of the Meeting**  
**June 21, 2023**

A meeting of the Chemung County Property Development Corporation convened on Wednesday, June 21, 2023 at 9:00 AM in the 5th floor conference room of the Hazlett Building, 203 Lake Street, Elmira, New York.

Members present were: John Burin, Kevin Meindl, Emma Miran, Theresa Murdock, Joseph Roman and Thomas Sweet.

Also present were Hyder Hussain, Legal Counsel; Terra Deitrick, Danielle Kenny and Douglas 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. Roman, seconded by J. Burin and unanimously carried, the minutes of the May 17, 2023 meeting were approved.

**Old Business**

**Creation of Bylaws Letter for Acting Interim:** H. Hussain commented that land bank positions are appointed by position and the bylaws cannot be amended to accept interim positions.

**Arbor Request of Condemnation Letters from Code for Demo Properties:** Arbor has requested condemnation letters for the three demolition properties. John McCracken from City Code Enforcement looked at two properties. Eviction process started for third house.

**Financial Reports**

**Monthly Reports:** One payment has been received on Walnut Street house. HCR grant funds should be received in June/July. Once costs are incurred we can apply for reimbursement for environmental and rehab costs. On a motion by J. Burin, seconded by K. Meindl and unanimously carried, the financial report was approved.

**Properties**

**525 West 1<sup>st</sup> Street:** The house is listed at \$125,000. We received an offer for \$108,000 after some negotiation, with 6% sellers assist. Buyer offered \$100,000, D. Kenny commented that she did not have authority to accept that offer and would have to take to Land Bank board. The house has been on the market for about four months. D. Kenny suggested reducing the price to \$119,900 to get the house back on the hot sheet. We cannot do more with HOME and CDBG funding on this house. J. Roman suggested marketing it through the summer to see if it sells. There was discussion. On a motion by J. Roman, seconded by K. Meindl and unanimously carried, the bid for 525 West First Street for \$108,000 was not accepted and reducing the price from \$125,000 to \$119,900 was approved. H. Hussain commented that he knows the person that made the offer on the house and she felt that the real estate agent the land bank uses miscommunicated the restrictions in the land banks contract. A blanket addendum to the contract needs to be done. The Realtors association has an addendum document that

can be used. E. Miran suggested having buyers reach out to INHS or Catholic Charities who offer a first time home buyers program. Karen Wheeler is the contact at Catholic Charities. D. Kenny commented that Arbor does work with INHS.

**512 Harcourt Drive:** The structural engineering report is back. Structure report was good. Working on scope of work and will put out for bid by end of week.

**453 Livingston Street:** MJR Partners completed abatement. They removed material off boiler system and painted. Brush and shrubs will be removed. Paradigm will do air monitoring. Start date was June 14<sup>th</sup>. Scope of work will be done soon.

**216 South Walnut Street:** This rehab is almost done. The final touches are being done. The porch was rescreened. There were no change orders. This rehab was not as significant.

### Other Projects

**509 Liberty Street:** The electric is still on. Arbor will transfer over to land bank as house was abandoned. Locks were changed. HCR funds will be allocated for acquisition, rehab costs, and environmental.

**610 Falck Street:** Tenants served eviction notice. A significant payment was recently made to utility bill. NYSEG is shutting off utilities on July 7<sup>th</sup>. Arbor will check to see if they have moved out. HCR funds will be allocated for acquisition, rehab costs and environmental.

**1302 Lackawanna Avenue:** HCR funds will be allocated for acquisition, demo costs and environmental. Arbor working with ESI to disconnect utilities. House is secured.

**1006 Oak Street:** House has been vetted for demolition. Eviction notice will be served on July 7<sup>th</sup>. Utilities will be disconnected on July 3<sup>rd</sup>. This is a developable lot. HCR funds will be allocated for acquisition, demo costs and environmental.

**411 South Walnut Street:** Utilities will be disconnected on July 8<sup>th</sup>. House is vacant but full of trash, with door barely opening. HCR funds will be allocated for acquisition, demo costs and environmental.

### New Business

**MOU Negotiations:** Arbor contract is due in August. Contract is renewed every two years. Board needs to review for any changes or updates that need to be made.

**NYLBA Conference:** D. Kenny discussed the upcoming NY Land Bank Association conference to be held on Monday, September 18 at Fort Henry Conference Center in Lake George. There is no registration fee but the hotel is \$150-\$200 per night. It is a one day conference unless you want to stay for the rural housing conference on Tuesday and Wednesday. The hotel will be \$250-\$300. K. Meindl commented that Allison Hunt from his office might be interested in attending. D. Kenny will forward more information as it becomes available. The Chemung County Planning Department has funds for conferences in their budget to pay for her to attend.

**Proposed NYS Moratorium on Foreclosures:** H. Hussain commented that there is a bill being proposed in the state that would put a moratorium on tax foreclosures. H. Hussain is putting together a brief for next week to present in Chemung County Court. The moratorium would be until September 2024.

**Next Meeting/Adjournment:** The next meeting will be Wednesday, July 19, 2023 at 9:00 AM. On a motion by K. Meindl, seconded by J. Roman and unanimously carried, the meeting adjourned at 9:54 AM.

Respectfully submitted,

Mary Rocchi  
Recording Secretary