

Chemung County Property Development Corporation
Minutes of the Meeting
March 8, 2023

A meeting of the Chemung County Property Development Corporation convened on Wednesday, March 8, 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, Joseph Roman and Thomas Sweet.

Members excused were Dawn Burlew and Jennifer Furman.

Also present were Hyder Hussain, Legal Counsel; Allison Herman, Chemung County Planning Department; Terra Deitrick, Danielle Kenny and Douglas Madison, Arbor Housing; and Mary Rocchi, Recording Secretary.

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 February 15, 2023 meeting were approved.

Old Business

Sexual Harassment Certifications: There are two board members who still need to submit their certificates to Arbor.

Financial Reports

Monthly Reports: T. Sweet discussed the vacancy for the Treasurer's board position. Jennifer Furman has been appointed Deputy County Executive and is no longer Chemung County Treasurer. T. Sweet asked Arbor Housing staff to create a letter to the County Executive requesting him to appoint an interim Treasurer, which must be either the Chemung County Treasurer or the Real Property Tax Director as per the Corporation's Bylaws. J. Burin commented that he felt the County Treasurer would be the best person for this position on the board. There has been no communication on who the County Treasurer is going to be. The board would like to fill that position on the board as soon as possible. There was discussion. H. Hussain suggested creating a proxy stating that in the absence of the Treasurer, (name of person) will be my representative for the Land Bank. D. Kenny will check with the Land Bank Association to see if they have had this vacancy issue with any other land banks. The board reviewed the financials presented. On a motion by J. Roman, seconded by J. Burin and unanimously carried, the financial report was approved.

Properties

525 West First Street: There were a couple more showings on the property. One person was over income limit. People liked the house but not the location.

512 Harcourt Drive: There was no asbestos in this house. Arbor will have an engineer look at house for rehab costs.

453 Livingston Street: An RFP was sent out on February 20 and is due Friday, March 10th.

216 South Walnut Street: Tenant has moved out and locks have been changed. Environmentalists were ordered. The house needs a new roof, windows and work on ceilings. The kitchen and bathroom will also need updating. Arbor has sent former tenant invoices for costs incurred while still living there. If this situation arises again, where the tenant continues to live at the property, while under land bank control, Arbor wants to set a precedence on payment of outstanding invoices.

New Business

Land Bank Initiative Grant – Phase II: Arbor is working on this grant which is due next week. Arbor reviewed the available property list and narrowed it down. T. Deitrick is working on the narrative. The application requests funding for two rehabs and 3 demolitions. The addresses are 1302 Lackawanna Avenue, Elmira; 1006 Oak Street, Elmira; and 411 South Walnut Street, Elmira. Rehabs are 60 Ponderosa Drive, Big Flats; 610 Falck Street, Elmira; 712 Cypress Street, Elmira; and 509 Liberty Street, Elmira. On a motion by J. Roman, seconded by J. Burin and unanimously carried, a request to the Chemung County Executive for the additional properties listed above was approved. There was discussion on paying the County's taxes on these properties back to make the County whole. Members felt that the land bank is doing the County/City a favor by demolishing houses that are beyond repair, saving the County/City \$30,000 to \$40,000 per demolition. The grant funding could include the taxes owed. Taxes were paid through municipalities. On a motion by J. Roman, seconded by J. Burin and unanimously carried, the Chemung County Property Development Corporation (Land Bank) will extend an offer to Chemung County Executive Christopher Moss to waive taxes on properties to be demolished was approved. J. Roman commented that he feels the land bank is an extension of what the County does. The land bank cannot afford to lose money on every project. Arbor does look at rural properties when the tax sale properties are provided to them. They did have a couple of potential rural properties, but they were repurchased by owners. D. Kenny has contacted the owner of 224 West First Street to see if he will sell this property to the land bank for demolition as it is beyond repair. She is also working with Brent Stermer who has a parcel with three homes on it. The parcel would have to be subdivided or land bank would have to acquire all three properties.

2022 Annual Report: The draft audit was just received by Arbor and is not updated in report. The audit is part of the PARIS reporting due March 31st. An Audit Committee meeting needs to be held to review the draft audit prior to March 31. Arbor will email audit prior to the meeting. There will be an Audit Committee meeting on Wednesday, March 22 at 8:30 AM and a Special Board meeting at 9:00 AM as well.

The next regular monthly meeting will be held on April 19, 2023 at 9:00 AM.

Adjournment: On a motion by K. Meindl, seconded by J. Roman and unanimously carried, the meeting adjourned at 9:45 AM.

Respectfully submitted,
Mary K. Rocchi
Recording Secretary