

Chemung County Property Development Corporation
Minutes of the Meeting
May 17, 2023

A meeting of the Chemung County Property Development Corporation convened on Wednesday, May 17, 2023 at 9:00 AM in the 5th floor conference room of the Hazlett Building, 203 Lake Street, Elmira, NY.

Members present were John Burin, Kevin Meindl, Theresa Murdock and Thomas Sweet.

Excused were Dawn Burlew, Emma Miran and Joseph Roman.

Also present were Hyder Hussain, Legal Counsel; Allison Herman, Chemung County Planning Department; Terra Deitrick, Danielle Kenny, 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. Burin, seconded by K. Meindl and unanimously carried, the minutes of the April 24, 2023 meeting were approved. Theresa Murdock was welcomed to the board. She is replacing Jennifer Furman who was appointed Deputy County Executive.

Old Business

Creation of a letter to update Bylaws for an acting interim: D. Kenny discussed amending the bylaws to include an acting position when there is a vacancy on the board until a permanent replacement is selected. The County currently has an Acting Treasurer until the election. H. Hussain commented that the appointments are made by the County Executive and Legislature. The vacancy remains until an appointment is made.

Arbor will request condemnation letters from code for demo properties: Arbor will request letters from Code Enforcement for the three demolition properties located at 1302 Lackawanna Avenue, 1006 Oak Street and 411 South Walnut Street once ownership of the properties is transferred to the land bank.

Financial Reports

Monthly Reports: D. Kenny reported that it has been a light couple of months. We have not sold 525 West First Street yet. We are waiting for property transfers on other houses. Phase 2 of the grant agreement should be ready by end of month. This grant will cover environmental reports, acquisition of properties and rehab or demolitions. We are in a deficit until we sell 525 West First Street. The new AMI numbers went up to a salary of \$75,000-\$78,000, for a family of four. Eighty percent AMI would be \$69,950. The latest funding will be put into a sweep account. This will qualify more people to be able to purchase houses from land bank. D. Kenny will have the realtor reach out to the family that was interested in the First Street home as they now qualify for AMI. On a motion by J. Burin, seconded by K. Meindl and unanimously carried, the financial report was approved.

Properties

525 West First Street: The house is still for sale at \$125,000. Showings have slowed down. D. Madison reached out to Habitat for Humanity to see if they might have someone interested in the home. The realtor puts the AMI restrictions in the requirements. D. Kenny encourages potential buyers to let Arbor decide if a family meets the AMI requirements as sometimes it is calculated wrong. Realtor will reach out to family interested in house now that they qualify.

512 Harcourt Drive: A structural engineer evaluated the property and is working on structural requirements for a scope of work.

453 Livingston Street: Abatement was awarded to MJR Partners and air monitoring with Paradigm. The start date will begin in the first or second week of June.

216 South Walnut Street: The contract was awarded to CNE and construction is well underway. The roof is complete, windows in garage replaced, floors have been sanded and the bathroom has been gutted. The house is 45% complete. They need to stain floors, paint and finish bathroom. The previous owner took good care of the home. CNE is from Hornell and has been great to work with. They have great pricing, are very respectful and work hard to get project done in less than 90 day timeframe.

Other Projects

509 Liberty Street: HCR funds will be allocated for acquisition, rehab costs and environmental.

610 Falck Street: HCR funds will be allocated for acquisition, rehab costs and environmental. Arbor has not seen the interior of the house yet. The back tax amount is the purchase price to the land bank. HCR and CDBG funds will be used for construction to offset costs.

1302 Lackawanna Avenue: HCR funds will be allocated for acquisition, demo costs, and environmental. Arbor will reach out to the neighbors to see if there is interest in buying the property.

1006 Oak Street: This is a developable lot. HCR funds will be allocated for acquisition, demo costs and environmental.

411 South Walnut Street: HCR funds will be allocated for acquisition, demo costs and environmental.

New Business

Welcome to the Board/Acknowledgement of Fiduciary Duties: Theresa Murdock was welcomed to the board. She will need to review and sign an Acknowledgement of Fiduciary Duties. M. Rocchi will provide her with a Board List, Bylaws and Meeting Schedule.

Nomination of Treasurer: The position of Board Treasurer needs to be filled since Jennifer Furman resigned to accept the Deputy County Executive position. On a motion by J. Burin, seconded by K. Meindl and unanimously carried, Joseph Roman's nomination as Treasurer was approved.

Foreclosure Change Update: H. Hussain commented that the foreclosure changes were taken out of the Governor's budget and hasn't moved anywhere. It will go to a committee at the end of June. County's are pushing back. The Supreme Court took oral arguments last week.

Annual Land Bank Meeting: D. Kenny reported that the New York State Land Bank Association and the Rural Housing Coalition annual meeting is being held in Lake George on September 17 and 18 if any board member would like to attend. When she receives information on cost, she will forward to land bank board.

Next Meeting/Adjournment: The next meeting will be Wednesday, June 21, 2023 at 9:00 AM in the Legislative Chambers, 5th floor. On a motion by K. Meindl, seconded by J. Burin and unanimously carried, the meeting adjourned at 9:38 AM.

Respectfully submitted,

Mary Rocchi
Recording Secretary