**Chemung County Property Development Corporation**

**Minutes of the Meeting**

**August 18, 2021**

A meeting of the Chemung County Property Development Corporation convened on Wednesday, August 18, 2021 at 9:00 AM at the Hazlett Building, 203 Lake Street, 5th floor conference room, Elmira, New York and via Zoom.

Members present were John Burin (In Person), Jennifer Furman (Zoom), Kevin Meindl (Zoom), Joseph Roman (In Person) and Thomas Sweet (In Person).

Members excused were Dawn Burlew and Emma Miran.

Also present were Danielle Kenny and Rocco Soda, Arbor Housing; Hyder Hussain, Legal Counsel 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 J. Roman and unanimously carried, the minutes of the July 21, 2021 meeting were approved.

**Old Business**

**Zombie Property List:** This item was tabled until September meeting.

**Legacy Cities Update:**  R. Soda reported that Corning Incorporated has set aside money for next year that could assist land banks. The developers would have to be minorities. Arbor has two minority developers to work with on land bank projects. They must rehab a minimum of three homes, a maximum of 10 rehabs. R. Soda would like to get three rehabs for each developer. Dawn Burlew and Michelle Johnson are involved in this program. This is of high priority to Corning Inc. Many land banks don’t have properties in their portfolio currently. Arbor reached out to 13 property owners, with no response. They are doing a mass mailing for 500 properties and are hoping 5 to 10% of owners reply. Arbor shared the letter with the board. J. Furman commented that she has had no contact with Dawn Burlew or Michelle Johnson. Because of Executive orders there is a delay in the delinquent foreclosure act. The moratorium is supposed to be lifted at the end of the month, but could be extended. Once moratorium is lifted, the County can send a notice out to property owners regarding their delinquent taxes. It can take 4-5 months to go through the legal notification process. If moratorium is lifted, the foreclosure list should be available in February 2022 with the auction at the end of March. The County will give property owners a chance to repurchase their properties. The amount of money the land bank would have to spend is to be determined, but in the end they would get the money back along with splitting the 12% developer fee. Corning Inc. will provide up to $95,000 per house and properties with more than one unit would receive $95,000 per unit. Corning is trying to promote black/brown ownership. If the owner of the property has a 2-unit home, the owner would have to live in one of the units. Arbor is hoping Corning Inc. will allow them to use funds for property acquisition. Funds could be tied up for a year. Arbor would get the acquisition costs back and half the developer fee. D. Kenny commented that rural land banks are having problems getting properties. A land bank can partner with another land bank if necessary. Corning is looking at the rehab of the Eastside of Elmira. Each project would be contingent upon board approval. There would be a partnership between the Land Bank and Corning Inc. to be co-developers. A person would have to be a minority to purchase the home.

**Tioga Downs Grant:** D. Kenny reported that Tioga Downs is still taking applications for the grant. Awards will be made in January 2022.

**Financial Reports**

**Monthly Reports:** J. Furman asked about the actual year todDate numbers compared to the budgeted year to date numbers. D. Kenny commented that there were more expenses to maintenance. She put in for Enterprise line items. There were rehab marketing costs on the Walnut Street properties as well as environmentals. D. Kenny will have the CFO of Arbor join the next meeting to provide the board with projections through the end of the year. On a motion by J. Roman, seconded by J. Burin and unanimously carried, the financial report was approved.

**Enterprise Grant Progress**

**1055 Admiral Place:** This property should close in the next couple of weeks. The homeowner is excited about moving in. H. Hussain reported that he was waiting for a commitment from the person’s bank to go to closing. The owner asked if a refrigerator she purchased from Home Depot could be stored in the house. H. Hussain will create a waiver for the proposed homeowner, Arbor and Habitat for Humanity to sign, stating the land bank is not responsible if anything happens to the refrigerator or if the deal falls through. The homeowner would be given a timeframe to remove the refrigerator if the deal falls through. On a motion by J. Roman, seconded by J. Burin and unanimously carried, the Chemung County Property Development Corporation (Land Bank) Board to allow purchaser to store refrigerator at 1055 Admiral Place with an understanding that the land bank is not responsible for unit if something happens to it was approved. The unit will not be plugged in, it will remain in the box.

**407 West Clinton Street:** The numbers were updated to reflect a net gain. The property has been listed for sale. There have been no showings on this property yet. Market values are coming in higher than last year. Hopefully this property will sell by year end.

**909 Farnham Street:** The house has been listed with updated sales price. It is in a nice neighborhood. D. Kenny sent an interested person an application but they only offered $100,000 for the house and were over the income level. There have been a lot of showings on the house. The house went on the market recently, and Arbor would like to see if they can get a higher offer. Hopefully the property will sell by the end of the year.

**New Properties**

**525 West First Street:** This house is almost completely gutted inside. Everything has been removed. There has been no gas on since 2010. It could use some landscaping in the front. There were exterior construction materials left behind. There is a lot of interior work. There is asbestos in the floor that has been reviewed already.

**385 Pennsylvania Avenue:** This house is somewhat gutted. The porch and pillars need to be repaired on the porch. Subsidies will need to be brought in from other sources.

**106 Oakdale:** This house is the slam dunk for the year. The owner passed away and the land bank was approached by a family member to see if they were interested in the property. This house could sell for $150,000 with minimum rehab. R. Soda commented that after an estate sale, there was still a lot of furniture left in the house. He asked the board how they would like it disposed of. Habitat for Humanity has a store that will take it and they will move it as well. The furniture will be given to Habitat for Humanity.

**New Business**

**February Meeting Minutes Revision:** When Mr. Gildado purchased the property at 410 Walnut Street, the minutes of the February 24, 2021 meeting listed him as owner. He requested that the name be changed from his name to Gido Investment Group, LLC to keep it consistent with other paperwork. On a motion by J. Burin, seconded by J. Roman and unanimously carried, the minutes of the February 24, 2021 meeting will be amended from the owner’s name to Gido Investment Group, LLC was approved. Mr. Gidado told D. Kenny that the Certificate of Occupancy should be issued soon. Invoices were sent in.

D. Kenny is working with Andy Hughes on his Columbia Street property.

T. Sweet asked for a list of properties the land bank has sold to date.

**Adjournment**

The next meeting will be Wednesday, September 15, 2021 at 9:00 AM. On a motion by J. Burin, seconded by J. Roman and unanimously carried, the meeting adjourned at 9:44 AM.

Respectfully submitted,

Mary K. Rocchi

Recording Secretary