

Tioga County Property Development Corporation

Land Bank

Status Report as of December 31, 2020

2019

In 2019, the Land Bank focused on the conversion of 13 properties into productive use in Tioga County. 1 property in Owego was acquired in 2020; this is in addition to the 12 properties acquired in 2019.

In Waverly, 7 properties were demolished, and sold to private buyers, and 2 properties were sold to a local developer for rehabilitation.

- Rehabilitation of 207 Howard Street has been completed and was sold as affordable housing.
- Rehabilitation of 35 Lincoln Street is commencing.

In Owego, 3 properties are slated for a residential redevelopment project in Owego, and 1 property is slated for a Side Lot Program.



2020

The Bonadio Group was lowest bidder to complete audits for 2019 and 2020. They were hired and 2019 audit was completed.

Quarterly and Special Board meetings were held on 1/22, 3/24, 5/27, 7/22, 9/3, 9/22 and 11/18/20. Finance, Audit and Governance Committee meetings were also held on 3/24 (Audit only) and 7/22/20.

Amendment to the TCPDC Bylaws in 2020 was approved to “allow member qualification to include “up to two at large members on the Board of Directors as municipal representatives. All Board of Directors appointments and reappointments have been approved by the Tioga County Legislature and the TCPDC Board of Directors.

TCPDC amended Certificate of Incorporation to include “the provision and fostering of housing for persons and families of low and moderate income.” This has been submitted to New York Department of State. This language is in our Mission Statement and will clarify our purpose to insure partnership with Home Leasing.

TCPDC agreed to a partnership with Home Leasing for the Owego Gardens II, LLC project to serve as the needed eligible non-profit “pass through” for tax credits needed for the equity injection of the project. The TCPDC was to be compensated \$25,000.00 administrative fee plus any and all expenses pertaining to this transaction. The TCPDC was deemed ineligible by NYS and legal (\$2,292.00) and accounting (\$500.00) expenses were reimbursed.



NYMS



2020 New York Main Street Downtown Anchor Program application for Village of Candor downtown area including 80, 82 and 84 Main Street, Candor, NY was prepared in 2020. It was submitted on 1/12/21 for \$500,000 for interior and exterior renovations, including an administrative fee of 5% (\$25,000).

Awards are anticipated to be announced the end of March, 2021.

CRI Grant

In 2019, the initial \$500,000 funding award was approved from Enterprise Community Partners. In addition, a Modified Agreement with Enterprise for an additional \$560,000 was approved and extended to December 31, 2021. Additional Scope of Work includes acquisition of 11 properties and demolition of 8 residential structures plus a garage and a barn in the Liberty St and Temple St, Owego area.

This site will make way for a residential redevelopment project in partnership with Ithaca Neighborhood Housing Services for construction of an anticipated 40+ residential units and 6 townhomes. Negotiations were completed and Real Estate Agreement for Sale and closing documents are being processed. Tenant Relocation Plan and Agreement has been executed between Tioga Opportunities, Inc. INHS and TCPDC to relocate tenants from 13 units in redevelopment area. Relocation commenced January 4, 2021. Once tenants are relocated, outreach to demolition contractors and environmental services will be made and bid process completed. Demolition and environmental services for structures on properties will then commence.

Other

The annual review of all current TCPDC policies and mission statement was completed in 2020. Board Evaluations were also completed. An Internal Controls Policy was approved July 22, 2020.

Modified Administrative Services Agreement extending it to June, 2021 between TCPDC and Tioga County through the Tioga County Economic Development and Planning office was approved. Will also need to extend further to December 31, 2021 in 2021.

All ABO reporting is completed to date. Enterprise Community Partners, Inc. reporting and documentation has been submitted.

Insurance for Directors and Properties are in place as needed.

Request to continue legal and accounting services with Joe Meagher, Esq as TCPDC attorney and Jan Nolis as TCPDC accountant is being presented at Annual Meeting on January 27, 2021. All Board of Directors are up to date with ABO Board of Directors Training, Financial Disclosures and Policy Attestation.

