



TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation
Board of Directors Meeting
Wednesday, September 25, 2019 at 5:30 pm
Ronald E. Dougherty County Office Building
Economic Development & Planning Conference Room #201
56 Main Street, Owego, NY 13827**

Agenda

1. Call to Order
2. Attendance
 - a. Roll Call: M. Sauerbrey; R..Kelsey; M. Baratta; P. Ayres; S. Yetter, C. Brown, D. Astorina, L. Pelotte and G. Williams
 - b. Invited Guests: T. Saraceno, Cathy Haskell
3. Old Business
 - a. Approval of Minutes of July 24, 2019 Board of Directors Meeting
 - b. Approval of Minutes of July 24, 2019 Governance Committee Meeting
 - c. Approval of Minutes of July 24, 2019 Finance Committee Meeting.
 - d. Status of Board of Directors – New York State Authorities Budget Office mandates ABO Board Member Training. If you have not completed, please register for next training session. You must Google ABO Online Board Member Training and registration can be completed. Completion of training still needed by Michael Baratta, Patrick Ayres, David Astorina and George Williams. In addition, all Board of Directors must annually complete Sexual Harassment Prevention training along with the Policy Review Attestation and Financial Disclosures forms.
4. New Business
 - a. Quarter 3 – 2019 Disbursement Request from Enterprise Community Partners, Inc. for 198,494.77 was approved and received.
 - b. Quarter 4 – 2019 Disbursement Request from Enterprise Community Partners, Inc. is being prepared.
 - c. All demolition work contracted with LCP Group, Inc has been completed. \$167,805.00 has been paid for the Waverly demolitions. \$61,479.00 for the Owego demolitions will be paid once lot work has been completed.. The coordination work contracted with Keystone Environmental Services has been completed.

A PARTNER OF

TEAM TIOGA 

- d. Engineering Reports were completed by McElwain Engineering on 429 Chemung Street, 207 Howard Street and 35 Lincoln Street.
- e. Keystone Environmental Services provided a proposal for environmental consulting services/testing needed for 207 Howard Street (\$3,567.20) and 35 Lincoln Street (\$3,651.20). Projected costs needed for budget purposes for your review. Estimated cost for any needed remediation will be provided.
- f. NuWave Construction inspected and provided cost estimates for total renovation of 207 Howard Street (app. \$65,000.00) and 35 Lincoln Street (app. \$85,000.00) for projections needed for budget purposes for your review.
- g. Review to clear out 35 Lincoln Street and 207 Howard Street to prepare for renovation will be provided for your review.
- h. Two proposals to complete appraisals were received from Congdon and Congdon (\$3,575) and MK Appraisals (\$2,700). MK Appraisals was the lowest proposal and have completed appraisals for lots including 429 Chemung Street, if decision to demolish is made, and two “after renovation” appraisals for 207 Howard Street and 35 Lincoln Street for your review
- i. Discussion of Sale of Properties Post-Demolition and with appraisals on hand.

<u>Property Address</u>	<u>Interested Party</u>	<u>Comments</u>
115-117 Chestnut Street, Owego	Nicholas Jackson	Owns neighboring property
39-41 Temple Street, Owego	Tioga Opportunities, Inc.	Not funded by DRI
117 Liberty Street, Owego	O-A Central School District	Possible OASD project
112 Park Place	Susan Guiles	Owns neighboring property.
530 E. Chemung Street, Waverly	Mike Mattison (Mattison’s Bucket Service)	Owns neighboring property. Large Industrial zoned property.
457 Fulton Street, Waverly		
452 Cayuta Ave., Waverly	Designated PUD (Planned Unit Development) zoning	
108 Park Place, Waverly	.	
127 Providence Street, Waverly		
420 Chemung Street (if demolished)		

- j. Discussion on status of Co-Development Agreement with Tioga Opportunities, Inc. for coordination of rehabilitation of 35 Lincoln St and 207 Howard Street.
- k. Discussion of possible future projects,

- 5. Chairman’s Remarks
- 6. Next Regular Meeting – Wed., October 23, 2019 at 5:30 pm.
- 7. Adjournment