

Tioga County Property
Development Corporation

Annual Report 2023





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TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

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Director's Message

On behalf of the Tioga County Property Development Corporation (Land Bank), we are pleased to share our results from the 2023 Fiscal Year.

Substantial progress has been accomplished on ongoing projects located in targeted neighborhoods and communities throughout Tioga County. In 2023, the Land Bank completed four demolitions located in the Village of Owego, added six new properties to its portfolio located in the Villages of Owego and Waverly and completed work on the rehabilitation of a two-family home in Owego. Additionally, work was completed on the rehabilitation of three mixed-use buildings located on Main Street in Candor.

The Land Bank has also continued its partnership with the Owego-Apalachin Central School District on the rehabilitation of a single-family home. This innovative program promotes career exploration in the construction industry while simultaneously addressing the lack of affordable housing within our local communities. Looking toward the future, the Land Bank was also able to secure \$100,000 in operational funds and \$900,000 in capital funds through the Land Bank Initiative program in order to continue the important work of the Land Bank into 2024.

We could not have achieved any of these successes without our partnerships with residents, community-based groups and the many agencies and organizations we work with. Our accomplishments have helped to stabilize and revitalize neighborhoods throughout Tioga County, and we look forward to continuing our work together to make Tioga County a more vibrant place to live and work.

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About the Land Bank

Established in 2017, the Tioga County Property Development Corporation, a New York Land Bank, fosters economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned, tax foreclosed and under-utilized residential and commercial properties.

The goal is to maximize these properties to their best possible reuse and develop a land bank program that breaks the cycle of lost and distressed properties. The focus is to demolish unstable properties and to renovate blighted properties while preserving their historic integrity when possible.



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LAND BANK BY THE NUMBERS



Land Bank Properties acquired since 2017	Current Land Bank Properties	Acquisitions slated for 2024
34	23	0
Demolitions completed	Demolitions in progress	Demolitions slated for 2024
23	0	1
Rehabs completed	Rehabs in progress	Rehabs slated for 2024
2	2	4
ARPA Grant Funds	LBI Phase 1 - Operational	LBI Phase 2 - Capital
\$500,000	\$100,000	\$900,000

Rehabilitation Case Study

Director's Message

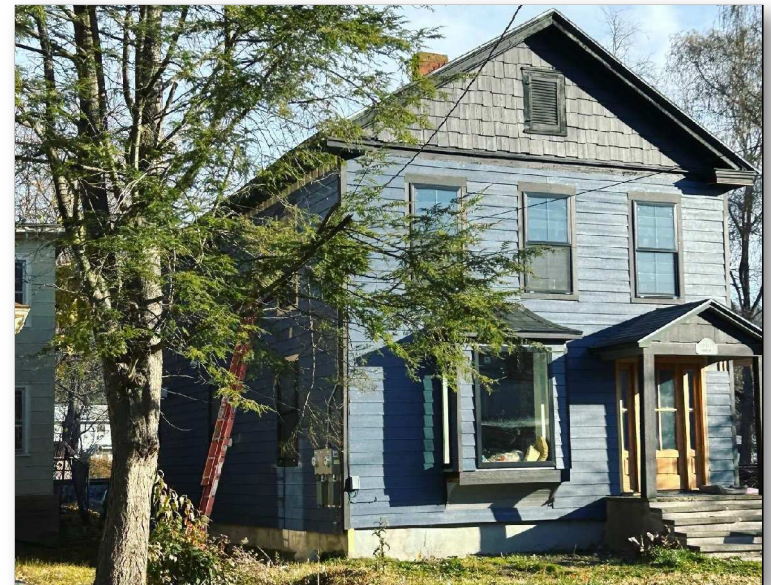
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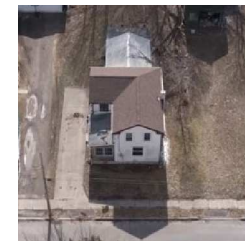
The Land Bank acquired 437 Front Street, Owego in October of 2022, and subsequently made significant repairs to the foundation of the home in December of 2022. Repairing the foundation not only stemmed the need to demolish the structure, but it also made it feasible for a developer to take on the rehabilitation of the property. The two-family home is currently in the process of being fully rehabilitated by a local developer, and it is anticipated that construction will be complete by February 2024. The Land Bank's investment in this property is an excellent example of how Land Banks' can help break the cycle of lost properties by working with local partners to help return properties to their best and most productive reuse.



Land Bank's Work in 2023

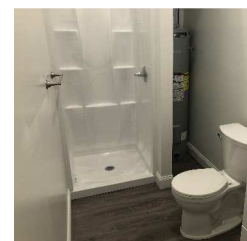
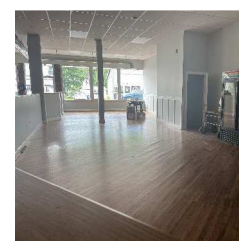
OWEGO APALACHIN CENTRAL SCHOOL DISTRICT PROJECT

The Land Bank, in partnership with the Owego Apalachin Central School District (OACSD), has developed a program that has junior and senior level students enrolled in the school district's Building Trades and Construction Systems Program rehabilitating a single-family home located at 103 Liberty Street in Owego that was acquired by the Land Bank. As a part of this program, students are learning technical skills in specialized areas of carpentry and cabinet making, residential wiring, plumbing, and heating. Anticipated completion August 2024.



NEW YORK MAIN STREET, VILLAGE OF CANDOR PROJECT

The Tioga County Land Bank was awarded a New York Main Street grant in the amount of \$500,000 to assist a local property owner in rehabilitating three buildings on Main Street in the Village of Candor. Construction began on the buildings in 2022 and was completed in the fall of 2023. Program accomplishments included the renovation of 8 apartments, exterior renovation of 3 commercial units, and complete interior rehabilitation of the commercial space at 82 Main Street. The total investment in the properties was \$865,000.



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TEMPLE AND LIBERTY STREET PROJECT

The Land Bank continues to explore redevelopment opportunities for these contiguous properties located on Temple and Liberty Streets in the Village of Owego and will be contracting with an engineering firm to develop a site plan for single-family housing. Proposed next project with OACSD will be a new construction single-family home at the site.



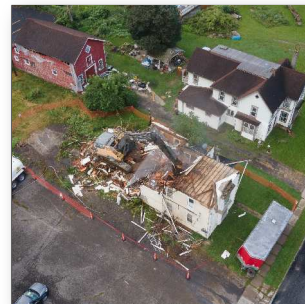
81 NORTH AVENUE, OWEGO PROJECT

The Land Bank acquired 81 North Avenue in the Village of Owego in December 2023. This severely blighted and vacant mixed-use development building is located in the heart of the Village's downtown historic business district. The Land Bank will use LBI - Phase 2 funds to stabilize and fully rehabilitate this prominent structure.



LAND BANK INITIATIVE (LBI) FUNDING

The Land Bank applied for and received \$100,000 in operational funds per year for a three-year period (2023, 2024 & 2025) from NYS Homes and Community Renewal through the LBI - Phase 1 program and received \$900,000 in capital improvement funds from NYS Homes and Community Renewal through the LBI - Phase 2 program.



ARPA FUNDING

The Land Bank applied for and received \$500,000 in American Rescue Plan Act (ARPA) funds from the Tioga County Legislature to continue its important work into 2024 and 2025. Funds will be used to support neighborhood revitalization efforts throughout Tioga County.



Land Bank's Work in 2023

PROPERTY UPDATES



58 Whig St, Newark Valley
The Board approved a plan by a local developer to demolish this severely blighted and unsafe single-family home. Demolition was completed in fall 2023.



10 Watson Ave, Newark Valley
The Board approved a plan by a local developer to fully renovate the interior and exterior of the structure. The Land Bank will begin repairs on the foundation in spring 2024.



437 Front St, Owego
The Land Bank made significant repairs to the foundation of the home. The two-family home is currently in the process of being fully rehabilitated by a local developer. Construction will be complete by February 2024.



**94 & 98 Spencer Ave.,
98 Fox & 54 Temple St.,
Owego**
The Land Bank demolished four severely blighted and unsafe single and two-family homes in the Village of Owego. Demolition was completed in fall 2023.



32 Lyman Avenue and 121 Providence St. Waverly
The Land Bank is currently reviewing and accepting proposals by local developers to fully rehabilitate the interior and exterior of these single-family homes. Anticipated that construction will begin in spring 2024.



247 Main Street, Owego
The Land Bank has contracted with a local engineering firm to assist with the State Historic Preservation Office (SHPO) review process to receive approvals to demolish this severely blighted and unsafe structure.

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Board of Directors

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Vacant

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Code of Ethics Officer - Joseph Meagher, Esq.

Internal Controls Officer - Bowers & Company

A PARTNER OF  TEAM TIOGA

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