



**TCPDC**

**TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION**

607.687.8260 | [www.tiogacountyny.com](http://www.tiogacountyny.com) | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation  
Board of Directors Special Meeting  
Tuesday, June 27, 2023 at 4:00 PM  
Ronald E. Dougherty County Office Building  
56 Main Street, Owego, NY 13827  
Economic Development Conference Room #109**

**MINUTES**

1. Chairman Kelsey called the meeting to order at 3:59 PM.
2. Attendance
  - a. Present: R. Kelsey, M. Baratta, M. Sauerbrey, S. Yetter, D. Astorina, S. Zubalsky-Peer  
Excused: H. Murray, L. Pelotte
  - b. Invited Guests: B. Woodburn, K. Warfle
3. Purpose of Special Meeting
  - a. Review Draft Program Budget for LBI Phase 2 Program Funds – Ms. Woodburn is waiting to see if there are any additional NYS environmental testing requirements for 98 Fox St., 94 Spencer Ave. or 247 Main St. Owego. To date, TCPDC is within the budgeted amount for these properties. Once conducted, air monitoring costs will need to be added into budgeted amount. The Village of Owego agreed to pay for one half the demolition costs of 98 Fox St. and 94 Spencer Ave, up to a total of \$35K for both. The Village of Owego will then take ownership of 98 Fox St. Due to its small size, 94 Spencer Ave will likely be a side lot. A large lot, 247 Main St. could potentially be a single-family rebuild project. While initially there was \$110K budgeted for stabilization of 10 Watson Ave., Newark Valley, the project review committee met last week and requested Ms. Woodburn reduce it to \$60K-\$70K, to equal the anticipated cost of demolition. Ms. Woodburn met with a contractor to obtain an estimate of the cost of foundation repair. She will be meeting with another contractor tomorrow. Ms. Woodburn noted some other repairs and cleanup needed, along with attention to the condition of the roof. Ms. Woodburn requested direction from the board as to how they would like her to proceed with this property. The property was not noticed. Another RFP can be sent once it is decided how much the landbank is willing to invest. There is interest from other parties in rehabilitating this property once the foundation and roof are stabilized. There are also potential additional funding sources or a development partner that can help with this project. The board requested Ms. Woodburn put out an RFP to solicit potential partners in rehabilitating this property. Mr. Kelsey requested a survey of the property be done. Ms. Woodburn will arrange the survey.

**A PARTNER OF**

**TEAM TIOGA**

The board reviewed a letter that was received regarding a property at 58 Whig Street in Newark Valley.

**Motion to authorize J. Meagher to issue a response to the letter regarding the property at 58 Whig Street in Newark Valley:**

**S. Yetter/M. Sauerbrey/Carried  
None Opposed  
No Abstentions**

**Motion to enter into Executive Session pursuant to Public Officers Law Section 105 at 4:17 pm to discuss property acquisition:**

**M. Sauerbrey/S. Yetter/Carried  
None Opposed  
No Abstentions**

**At 4:45 PM Motion to Exit Executive Session:**

**S. Yetter/S. Zubalsky-Peer/Carried  
None Opposed  
No Abstentions**

**Motion to authorize Brittany Woodburn, on behalf of the TCPDC to make a purchase offer for the property at 81 North Avenue, Owego, NY in the amount of \$82,000:**

**S. Yetter/M. Sauerbrey/Carried  
None Opposed  
Abstentions: S. Zubalsky-Peer**

**Motion to authorize Brittany Woodburn, on behalf of the TCPDC, to submit a 2023 New York Main Street (NYMS) Grant Application for 81 North Avenue, Owego:**

**R. Kelsey/M. Sauerbrey/Carried  
None Opposed  
Abstentions: S. Zubalsky-Peer**

**Motion to authorize Brittany Woodburn, on behalf of the TCPDC, to acquire the following properties for \$1 from Tioga County in the foreclosure process:**

- 98 Spencer Ave., Owego, NY
- 54 Temple St., Owego, NY
- 32 Lyman St., Waverly, NY
- 121 Providence St., Waverly, NY

**M. Baratta/S. Yetter/Carried  
None Opposed  
Abstentions: S. Zubalsky-Peer**

4. Chairman Kelsey adjourned the meeting at 4:46 PM.

Next Regular Board Meeting will be Wednesday, July 26, 2023 at 4:00 PM in the ED&P Conference Room.

Respectfully Submitted,  
Karen Warfle, OSII  
Tioga County Economic Development & Planning