

Tioga County Property  
Development Corporation

# Annual Report 2025









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TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

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# Director's Message

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## Director's Message

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On behalf of the Tioga County Property Development Corporation (Land Bank), we are pleased to share our results from the 2025 Fiscal Year.

The Land Bank completed its largest project to date, the rehabilitation of 81 North Avenue, a historic mixed use building in the Village of Owego's downtown. The project serves as a tangible example of the Land Bank's mission and exemplifies the partnership between the Land Bank, Tioga County, and state funding agencies. Other work in 2025 involved the start of construction to rehabilitate a single-family home in Waverly, schematic design of a historic single-family home renovation in Owego, and critical leveraging of funds to pursue additional acquisition and redevelopment projects in the coming year. The TCPDC was also able to secure funding through the Community Foundation of South Central NY Women's Fund to partner with OASCD to host the first ever Women's Home Repair Course to support self-sufficiency and maintenance of Tioga County's housing stock.

Looking forward to 2026, the Land Bank is strategically pursuing acquisition of additional properties to support removal of blight, play a role in larger community development projects, and provide high quality redevelopment in Tioga County. The TCPDC has secured additional funding through New York State to acquire properties for productive reuse and rehabilitate properties that require significant investment to return to the tax roll. The Land Bank is proud to have invested so many funds into Tioga County and is looking to spread that investment farther into the county's communities to address issues of housing and blight.

The Land Bank thanks its many partners, without whom none of this work would be possible. The projects accomplished together have helped to stabilize and revitalize neighborhoods throughout Tioga County, and helped to build assets in the community. We look forward to continuing our work in the coming year to make Tioga County a more vibrant, resilient place.



# 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 unsafe 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 2026
35	22	3
Total Demolitions completed since 2017	Demolitions in progress	Demolitions slated for 2026
24	0	2
Rehab Units completed in 2025	Rehab Units in progress	Rehab Units slated for 2026
3	2	6
Community Foundation of South Central NY	Land Bank Initiative - Operational	Land Bank Initiative - Capital
\$8,000	\$200,000	\$1,283,000



# Rehabilitation Case Study

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The Land Bank acquired 81 North Avenue in late 2023. Rehabilitation began in 2024 and continued into 2025. Work completed in 2024 included environmental remediation and interior demolition.

In 2025, interior renovations created approximately 990 square feet of commercial space on the first floor and two, two-bedroom apartments on the second and third floors. The project preserved historic features, including original interior trim and a restored façade in compliance with SHPO standards.

The project was completed in October 2025 and added two newly renovated housing units to the housing stock of Tioga County and provided commercial space to a burgeoning business in downtown Owego. The project has supported local revitalization efforts and was made possible through funding from NYS Homes and Community Renewal's Land Bank Initiative and Empire State Development's RESTORE NY program.



# Land Bank's Work in 2025

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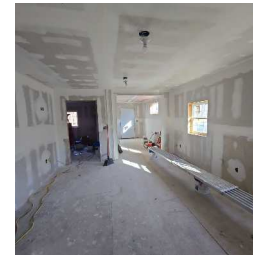
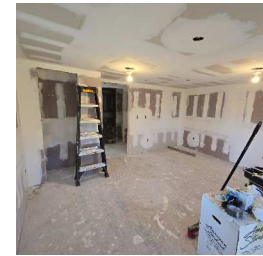
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## 103 LIBERTY STREET PROJECT

Through a continued partnership with the Owego Apalachin Central School District (OACSD), the Land Bank is proud to support a project that brings together education and community revitalization. Junior and senior students in the district's Building Trades and Construction Systems Program are restoring a single-family home at 103 Liberty Street in Owego. This hands-on effort not only provides valuable career experience but also contributes to the renewal of a local neighborhood. The home is expected to be completed and ready for sale in 2026.



## 48-50 LAKE STREET PROJECT

The Land Bank is in process of acquiring this mixed-use building in the heart of downtown Owego. Once the purchase is complete, the TCPDC will begin planning for the property's full rehabilitation, with a goal of providing commercial space and residential rental units by the project's end.



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## 121 PROVIDENCE STREET PROJECT

This single-family home located in Waverly was acquired by the Land Bank in 2024. Since then interior demolition and extensive environmental remediation have been completed. The Land Bank awarded a rehabilitation contract in October 2025 and exterior and interior renovations have begun with expected completion in 2026.



## 39 RAILROAD AVENUE PROJECT

The Land Bank is currently in the process of acquiring this single-family home located at 39 Railroad Avenue in Berkshire. Cleanup and demolition of the property to make the area safe is anticipated in support of a larger park project being undertaken by the Town of Berkshire on an adjacent property.



## 81 HICKORIES PARK ROAD PROJECT

The Land Bank acquired the former Pizza Hut restaurant in 2025. Due to the property's severely dilapidated condition and a formerly untreated water main leak, demolition is scheduled for 2026. Future plans for the site are still under discussion and have yet to be determined.



## 247 MAIN STREET PROJECT

A design firm was selected through an RFP process to provide a structural report for the property. Following the receipt of additional LBI funding, the Land Bank issued RFPs for schematic designs and anticipates receiving submissions by the end of 2025.





# Land Bank's Work in 2025

## FUNDING UPDATES



### LAND BANK INITIATIVE (LBI) FUNDING

The Land Bank secured \$1,283,000 in capital funds through NYS Homes and Community Renewal's Land Bank Initiative Capital program in support of rehabilitation projects across Tioga County. An additional \$200,000 from Land Bank Initiative was awarded for ongoing operational funding.

The Land Bank has prepared and submitted an application to the New York State Homes and Community Renewal Land Bank Initiative Property Services Open Round in late 2025. The Board is exploring new projects for the upcoming 2026 year across the county. Proposed projects include demolitions, stabilizations, full rehabilitations, and partnerships with local agencies and municipalities to complete larger community development projects.

### AMERICAN RESCUE PLAN ACT (ARPA)

The Land Bank continues to utilize \$500,000 in ARPA funds awarded by Tioga County in 2023 for redevelopment and reuse of properties within the county.

### NEW YORK MAIN STREET PROGRAM

In December 2024, the Land Bank was awarded \$438,316.00 to assist in the rehabilitation of residential units located at 62-64 North Avenue, Owego. The property has recently undergone environmental testing and interior renovation will begin in early 2026.

### RESTORE NY, ROUND VIII

The TCPDC, in partnership with Tioga County, utilized \$165,000 in RESTORE NY funding from Empire State Development to close the funding gap and complete renovations for the commercial space at 81 North Avenue, Owego.

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# Land Bank's Work in 2025

## WOMEN'S HOME MAINTENANCE CONSTRUCTION SKILLS COURSE

This year, the Land Bank received an \$8,000 grant from the Community Foundation of South-Central NY Women's Fund to launch a hands-on home repair course designed specifically for women. In partnership with Construction Management Associates, LLC (a woman-owned business) and the Owego Apalachin Central School District Building Trades Program, the course helps participants build confidence by learning essential home repair skills in a safe, supportive setting.

The one-day, 6-hour class will include both classroom instruction and hands-on learning at OACSD workshops. The course covers four key areas: caulking, basic plumbing, simple electrical repairs, and patching walls. Along with expert guidance, participants receive printed materials, visual aids, and starter supplies like safety glasses, gloves, and a smoke/carbon monoxide detector.

This women-led program creates a welcoming space for learning practical skills that promote independence and self-sufficiency.

The class is scheduled to take place January 17th, 2026.

*Women are dreamers. Women are powerful.  
Women are doers.*



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## Board of Directors

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Hannah Murray - Vice Chair  
Michael Baratta - Treasurer  
Lesley Pelotte- Secretary  
Martha Sauerbrey  
Ray Bunce  
Joshua Whitmore  
Joan Case  
Vacant



Freedom of Information Officer - Sara Zubalsky-Peer, Executive Administrator

Code of Ethics Officer - Joseph Meagher, Esq.

Internal Controls Officer - Bowers & Company

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