

Tioga County Property Development Corporation

Land Bank

Status Report as of December 31, 2019

2017

January, 2017 - NY Land Bank Designation TCPDC established.

March 17, 2017 - NY Dept. of State Certificate of Incorporation approved.

March 31, 2017 - State of NY Authorities Budget Office Notice received.

April 3, 2017 - IRS EIN Number assigned

May 17, 2017 - First Board of Directors Meeting Held

- Non-Discrimination/Affirmative Action Policy approved
- Conflict of Interest Policy approved
- Whistleblower Policy and Procedures approved
- Board Resolution #1-2017 approved regarding Public Open Meeting Notice Posting

November 9, 2017 - TCPDC Recognition of Exemption under IRS Section 501 (c) (3) was received effective March 20, 2017



2018 - 2019

May 23, 2018 - Board of Directors Meeting

- TCPDC Procurement Policy approved

October 17, 2018 - Board of Directors Meeting

- TCPDC Real Property Acquisition Guidelines approved
- Governance, Finance and Audit Committee meetings were held
- Mission Statement received mandatory annual approval

November 28, 2018 - Board of Directors Meeting

- TCPDC Board Resolution #1-2018 Acceptance of Land Bank Community Revitalization Initiative Grant in the amount of \$500,000.00 from Enterprise Community
- TCPDC Board Resolution #2-2018 Approval of Acquisition of Real Property by Purchase of 12 properties within the Villages of Waverly and Owego approved

January 17, 2019- Board of Directors Meeting

TCPDC Bylaws adopted May 17, 2017 and amended to increase Board members from 7 to 9.

September 25, 2019 - Board of Directors Meeting

Engineering Reports completed was reported on for three rehabilitation projects.

October 23, 2019 - Board of Directors Meeting

- TCPDC Disposition Policy approved.



Properties



On 4/5/19, Tioga County, in support of the TCPDC, forgave back taxes and transferred twelve properties, from the 2018 foreclosure list to the TCPDC at a cost of \$1.00 each to complete demolition and rehabilitation of these properties.

CRI Grant

TCPDC was awarded a 2019/2020 Land Bank Community Revitalization Initiative Grant for \$500,000.00 on August 31, 2018. The work plan includes acquisition of twelve properties. Nine are in the Village of Waverly and three are in the Village of Owego. 2019 activity completed included demolitions/environmental services for 6 in Waverly and 3 in Owego. Two additional properties in Waverly were stabilized for possible rehabilitation.



Other

An Administrative Services Agreement by and between TCPDC and Tioga County was approved on 12/17/18. This Agreement is for a term commencing from 1/1/2019 through 12/31/2020 and provides administrative services, office space and equipment via the Tioga County Economic Development and Planning Office to the TCPDC at a cost of \$65,065.00 (\$35,532.50/yr).

The CRI Grant Agreement was executed. Disbursements totaling \$387,428.72 were received to accomplish above activities.

TCPDC insurances along with accountant and attorney services were put in place in 2019.