

Tioga County Property  
Development Corporation

# Annual Report 2021





# Table Of Contents

---

- 03 About the Land Bank
- 04 Case Study
- 05 The Land Bank's Work in 2021
- 07 Contact Us



**TCPDC** **TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION**

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

# About the Land Bank

---

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.

## Land Bank Director's Message

---

On behalf of the Tioga County Property Development Corporation (Land Bank), we are pleased to share our results from the 2021 Fiscal Year. The Covid-19 pandemic has continued to create challenges and losses that we could not have imagined a few short years ago. Despite the challenges, the Tioga County Land Bank has achieved many important successes. Substantial progress has been accomplished on ongoing projects located in targeted neighborhoods and communities throughout Tioga County. In 2021, the Land Bank added ten new properties to its portfolio as part of a larger redevelopment project in Owego, completed the rehabilitation of a single family home in Waverly, and secured funding to revitalize three buildings on Main Street in Candor. The Land Bank also established a partnership with a local school district that 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 also was able to secure \$500,000 in funds to continue the important work of the Land Bank into 2022 and 2023.

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 our continued work together to overcome the additional challenges ahead to make Tioga County a more vibrant place to live and work.

## Case Study: 35 Lincoln Street

The Land Bank acquired 35 Lincoln Street, Waverly in April of 2019, and subsequently, sold the property in March of 2021 to a local developer. The developer then fully renovated the interior and exterior of this single family home, and sold the home in August of 2021. This project not only stemmed disinvestment in the surrounding neighborhood, but it also is an excellent example of how the Land Bank can help break the cycle of lost properties by working with local partners to help return properties to their best and most productive reuse.

### BEFORE



### AFTER



## CRI GRANT:

### TEMPLE / LIBERTY STREET PROJECT



The Land Bank has continued work on the large redevelopment project located on Temple and Liberty Streets in the Village of Owego.

- An additional 10 properties were secured, bringing the total properties secured for this project to 13.
- Tenant relocations were completed.
- 10 structures will be demolished in early 2022.
- These sites will make way for a proposed residential redevelopment project in partnership with Ithaca Neighborhood Housing Services for construction of an anticipated 40+ residential units and 6 townhomes.



# The Land Bank's Work in 2021



## OWEGO APALACHIN CENTRAL SCHOOL DISTRICT PROJECT

The Land Bank, in partnership with the Owego Apalachin Central School District (OACSD), is working on developing a program that will have junior and senior level students enrolled in the school district's Building Trades and Construction Systems Program rehabilitate a single family home in the Village of Owego that has been acquired by the Land Bank. As a part of this program, students will learn technical skills in specialized areas of carpentry and cabinet making, residential wiring, plumbing, and heating. Training will occur in machine operations, test equipment, hand tools, portable and stationary power tools, pneumatic tools, rigging, and OSHA Safety requirements. The project will provide hands-on experience in residential framing, door and window hanging, electrical wiring, heating systems, plumbing, siding, roofing, drywall installation, and interior/exterior trim. Blueprint reading, material codes, and specifications will also be extensively taught. The following tasks related to the program have been accomplished in 2021:

- Purchase agreement is in place for a residential property on Liberty Street in the Village of Owego.
- A Memorandum of Understanding has been established between the Land Bank and School District.
- Environmental testing has been completed.
- Grant funds have been secured from the Hooker Foundation in the amount of \$65,000 to assist with acquisition of the property, as well as the purchase of equipment and tools for the program.



## ARPA Funds

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 2022 and 2023. Funds will be used to support neighborhood revitalization efforts throughout Tioga County with a focus on addressing the tremendous housing and economic disparities that affect residents who have been disproportionately impacted by COVID-19.

## Other

The Administrative Services Agreement between the Land Bank and Tioga County Economic Development and Planning was extended to December 31, 2023.

# The Land Bank's Work in 2021



## CANDOR: NEW YORK MAIN STREET REVITALIZATION GRANT

In December 2020, the Tioga County Land Bank was awarded a New York Main Street Revitalization grant in the amount of \$500,000 to rehabilitate three buildings on Main Street in the Village of Candor. In 2021, TEAM Tioga worked with the property owner and state agencies to work through environmental testing requirements to prepare the buildings for construction. Upon completion, these buildings will provide residential and commercial space for the Village of Candor, including grocery store space at 82 Main Street.

# Contact Us

---

Brittany Woodburn, Land Bank Director

56 Main Street #203

Owego, NY 13827

(607) 687-8256

[woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov)

[www.tiogacountyny.com/programs-agencies/property-development-corporation/](http://www.tiogacountyny.com/programs-agencies/property-development-corporation/)

## Board of Directors

Ralph Kelsey - Chair

Patrick Ayres - Vice Chair

Christina Brown - Treasurer

Michael Baratta - Secretary

Martha Sauerbrey

Stuart Yetter

David Astorina

Lesley Pelotte

Hannah Murray

Freedom of Information Officer - Brittany Woodburn, Land Bank Director

Code of Ethics Officer - Joseph Meagher, Esq.

Internal Controls Officer - Jan Nolis, CPA

A PARTNER OF  TEAM TIOGA