



TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

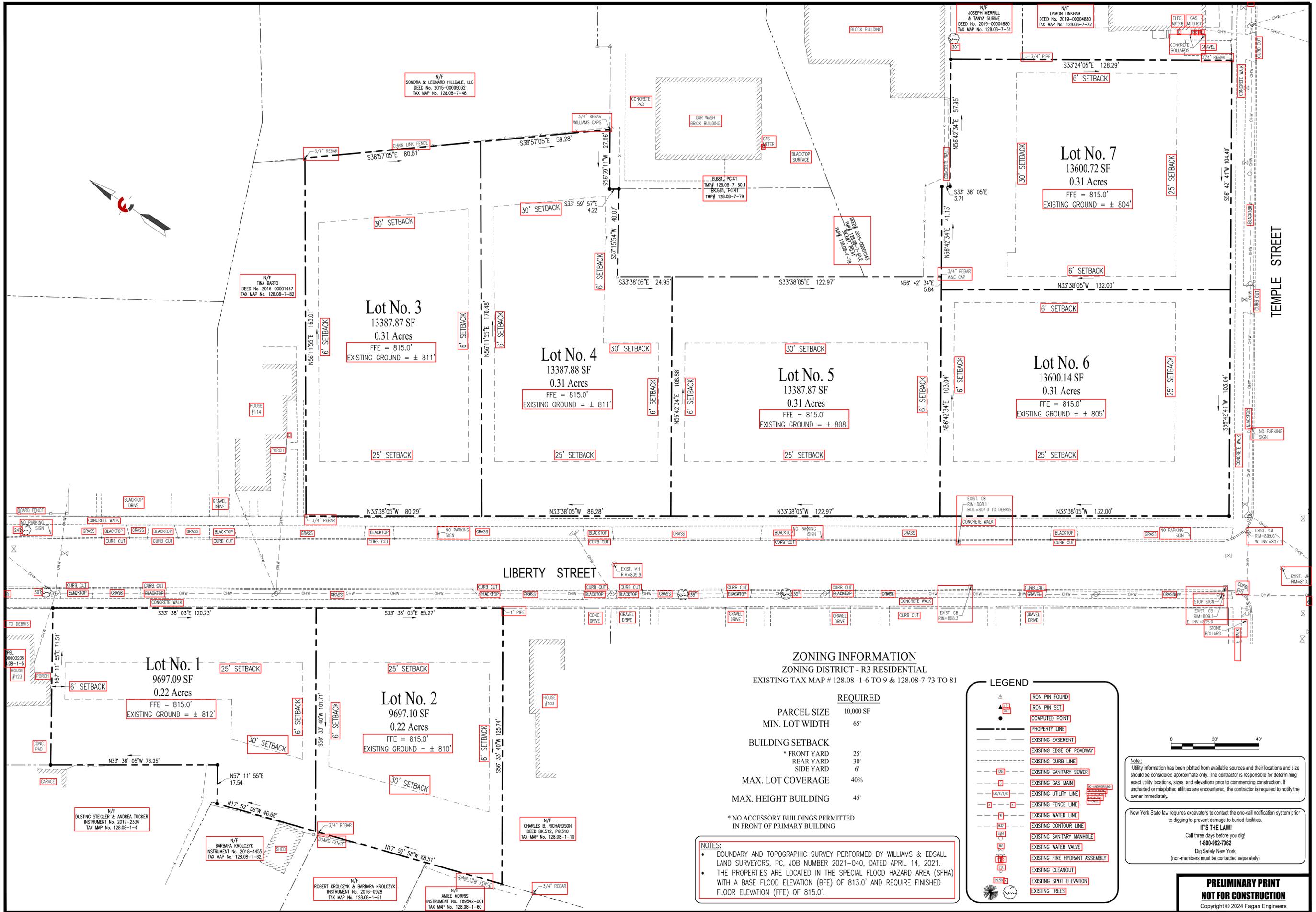
**Tioga County Property Development Corporation
Project Review Committee
Wednesday, March 27, 2024, at 3:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

Agenda

1. Call to Order
2. Attendance
 - a. Roll Call: R. Kelsey, H. Murray, J. Whitmore
 - b. Invited Guests: B. Woodburn, K. Warfle, M. Schnabl
3. Old Business
 - a. Status of Temple/Liberty Street owned properties
 - i. Single-family home site plan update and discussion
 - b. LBI Phase 2 – capital improvement funds
 - i. 247 Main Street, Owego – Review Proposal from Fleicher Properties LLC
 - ii. 121 Providence Street, Waverly
 - iii. 81 North Avenue, Owego
4. Adjournment

A PARTNER OF

TEAM TIOGA 



Rev. Date	Revision Description
1. 02/28/24	As Per Review

It is a Violation Of The New York Education Law, Article 145 Section 7209. For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

**TEMPLE-LIBERTY
RESIDENTIAL DEVELOPMENT**
37-49 TEMPLE STREET AND
107-119 & 92-112 LIBERTY STREET
VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK

FAGAN ENGINEERS & LAND SURVEYORS PC

113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: 1" = 20'
11x17 Prints are 1/2 Size

Date: February, 2024

Design By: -

Drawn By: CEL

Checked By: -

Project No.: 2024.008

Drawing Name: 24008.dwg

RESIDENTIAL DEVELOPMENT

C3

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NOT FOR CONSTRUCTION**
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Note:
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is notified to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.

IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)



TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8256 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

Property Purchase Application

Purchaser

Name: Alec Fleicher (Fleicher Properties, LLC)

Address: 1116 Front Street, Vestal, NY 13850

Phone: 607-262-4909

E-mail: afleich31@gmail.com

Indicate Type of Entity:

Corporation Incorporated in what state? _____ Date incorporated: _____
Authorized to do business in NY State? Yes No

Partnership Indicate type of partnership: _____
Number of general partners: _____ Number of limited partners: _____

Not-for-Profit Incorporated in what state? _____ Date incorporated: _____

Limited Liability Corporation Formed in what state? Delaware Date formed: July 2020

Sole Proprietorship Name of Sole Proprietor: _____

Individual Person

Not-for-profits and Corporations, attach Certificate of Incorporation. LLCs, attach Articles of Incorporation.

Corporate Applicants, list below the identity of all partners of principles with ownership interest. Not-for-Profits, list board members (attach additional pages, if necessary):

Name: _____ Name: _____
Address: _____ Address: _____

Name: _____ Name: _____
Address: _____ Address: _____

Name: _____ Name: _____
Address: _____ Address: _____

	Yes	No
Do you own any other properties in Tioga County? If yes, attach list of properties.	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a personal or professional relationship with the Tioga County Property Development Corporation, any of its directors or employees?	<input type="radio"/>	<input checked="" type="radio"/>
Are there any outstanding judgements against you?	<input type="radio"/>	<input checked="" type="radio"/>
Have you filed for bankruptcy in the past 7 years?	<input type="radio"/>	<input checked="" type="radio"/>
Are you party to a lawsuit?	<input type="radio"/>	<input checked="" type="radio"/>
Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?	<input type="radio"/>	<input checked="" type="radio"/>
Have you owned property foreclosed on for tax-delinquency?	<input type="radio"/>	<input checked="" type="radio"/>
Have you or an immediate family member previously owned the property for which you are applying?	<input type="radio"/>	<input checked="" type="radio"/>

If you answered yes to any of these questions, attach an explanation.

Property

Address(es) of the property you are interested in purchasing:

247 Main Street Owego, NY 13827

Development/Management Plan

	<u>Redevelopment</u>	<u>Management</u>
I plan to:	<input checked="" type="checkbox"/> Renovate	<input type="checkbox"/> Occupy this property as my primary residence
(check all	<input type="checkbox"/> Occupy/Operate As-Is	<input type="checkbox"/> Occupy this property with my own business
that apply)	<input type="checkbox"/> Demolish/Deconstruct	<input type="checkbox"/> Operate this property as a rental
	<input type="checkbox"/> New Construction	<input type="checkbox"/> Redevelop and re-sell to an owner occupant
		<input checked="" type="checkbox"/> Redevelop and re-sell

If you plan to occupy the home yourself, have you owned a home before? Yes No

If you plan to manage as a landlord you must be located in Tioga County or an adjacent county, or you must have a local property manager.

Property Managers Name: Alec Fleicher Phone Number: 6072624909

Attachments

Remember to include all applicable attachments:

- Description of applicant’s experience/qualifications to complete the proposed project
- List of other properties owned in Tioga County
- Redevelopment Plan
- Proof of financing for purchase and redevelopment/renovation costs
- Management Plan (for rentals)
- Evidence of financial ability to maintain the property (home owner)
- Purchase Contract (offer)
- Deposit (\$500 minimum)
- Certificate of Incorporation or Articles of Incorporation (corporate applicants)
- Copy of Applicant’s Photo ID
- Home-Buyer Education Course Certificate of Completion (required for first-time buyers)

Redevelopment Plan: Attach detailed work specifications and an itemized budget for all work to be completed. Ensure that these include the Land Bank's minimum energy upgrade standards, if applicable to your project. If proposing new construction, include schematic drawings. Include a brief description of the project, whether the applicant will undertake certain portions of the project or hire contractors, and an estimated timeline for completion. In addition, attach **proof of financing** available to complete the work proposed. Acceptable forms of proof of financing include:

- Bank statement
- Letter of Credit
- Loan Pre-Qualification Letter
- Grant Award/Funding Commitment Letter

Management Plan: If the applicant plans to manage the property as a rental, attach a monthly income and expense budget for the property and a narrative description of your marketing plan, management procedures, standard lease agreement, and anticipated market served.

Financial Ability to Maintain Property: If the property is to be owner-occupied, provide documentation of current income (W2 or three recent pay stubs) and an estimate of anticipated mortgage, taxes, insurance, and maintenance costs.

Applicants' Experience/Qualifications: Unless the purchaser plans to occupy/operate the property in as-is condition, they must attach a narrative description of their experience completing similar development or renovation projects, their qualifications or training to complete the project, and/or their plan to engage qualified individuals to complete the project.

Signature

The applicant hereby certifies that the statements contained in this application are truthful and complete and agrees to provide further documentation upon request. Attach a copy of the applicant's photo ID. This application does not guarantee transfer of property; all sales subject to approval by the TCPDC Board of Directors.

DocuSigned by:
Alec Fleicher
96A47883C8AE4FA...

3/25/2024

Signature

Date

Alec Fleicher

Name (print)

Scope of Work

PROPERTY ADDRESS 247 Main Street Owego, NY 13827

PROJECT INFORMATION

Narrative Description: This historic building in the village of Owego will be brought back to life. Starting from below the house, the foundation will get the solid structure that it once had so this building can stand another 100 years. The first-floor hardwood floors will be brought back to their original elegant look with a little surface sanding and finishing. Not to mention the large, tall windows that will be replaced, allowing as much natural light as possible. Walking through the kitchen you will see a one wall kitchen set up with washer and dryer hooks just right around the corner. Walking outside you will see a freshly paved driveway and beautiful landscaping, making this a great place for hardworking Tioga County people to call home and be proud doing it.

Starting with the basement, walls will be repaired and restructured to bring the integrity of the building back to where it needs to be. Moving to the roof, I have assessed that there is a bnack portion of the home that needs a new roof where water is intruding into house and kitchen area. Looking at the exterior face of the property, the siding that is on now will be removed and the wood siding will be exposed where minor repairs and prep work will be made and professionally painted with high quality exterior latex paint to preserve the siding for years to come and to give it a nice new aesthetic look. All the windows will be replaced with compositie replacement windows that are storm grade. These windows will also help the energy efficiency of the building. Moving into the house, the hardwood floors will be sanded and refinished, the rest will get hardwood flooring where needed throughout the second floor and tile in the bathrooms. The kitchen will be fully renovated with new cabinets, granite countertops, and appliances. All bathrooms will be fully renovated with new toilets, vanities, and shower surround. Along with the new kitchen and bath updates all the water lines will be replaced with pex type A pipes and drainpipes will be replaced as well. As far as the landscaping goes, the driveway will be freshly poured concrete. The front entrance and side of the building will get new beautiful porches built to last with beautiful flowerbeds around the house.

	CURRENT STRUCTURE	REHABBED STRUCTURE
Estimate SQ FT	3,500	2,800
Property Type	Single Family	Single Family
# of Bedrooms	5.0	4.0
# of Bathrooms	3.0	3.0

Estimated Project Length 30-38 Weeks

SCOPE OF WORK	LINE ITEM	DESCRIPTION	QUALITY	TOTAL BUDGET
	Plans / Permits**	<i>Village of Owego Code Enforcement, 2 electrical inspections</i>		
Demolition	<i>Demo of Garage structure and living area above it, demo of some rooms and ceilings as needed</i>			\$ 15,000
Foundation	<i>Foundation repair of North West wall approx. 20 feet long/ Install of flood vents where needed</i>		Mid-Range	\$ 22,500
Roof / Gutters	<i>repair and replacement of side roof over back half of house</i>		Mid-Range	\$ 12,000
Exterior / Siding	<i>Remove vinyl siding and repair old wood siding underneath</i>		Custom/High	\$ 4,000
Windows/Doors	<i>Approx 25 replacement windows installed</i>		Mid-Range	\$ 10,000
Garage / Driveway	<i>Extend exiting driveway to wear garage was and concrete area.</i>		Mid-Range	\$ 5,800
Framing/Trim Work	<i>framing walls where needed/600 LF Baseboard/ 1000lf molding , framing and building front and side porch</i>		Mid-Range	\$ 7,000
Finish Carpentry	<i>mudding and sanding of all rooms</i>		Mid-Range	\$ 8,000
Sheetrock / Insulation	<i>200 sheets of drywall; 50 bundles of insulation</i>		Mid-Range	\$ 3,000
Interior Paint	<i>All rooms through out building repainted plus painting supplies</i>		Custom/High	\$ 2,000
Flooring	<i>Refinishing of Hardwood Floors , Tile Floors in bathrooms</i>		Mid-Range	\$ 5,000
Kitchen	<i>new kitchens (cabinets, Countertops, backsplashes, sink, & faucet</i>	<i>Wood cabinets, countertop, subway tile</i>	Mid-Range	\$ 9,000
Bathrooms	<i>new shower, toilet, and vanity</i>	<i>tile surrounds in showers</i>	Mid-Range	\$ 6,000
Plumbing Work	<i>New plumbing in entire building (new drains, vents, master drain, water lines)</i>		Mid-Range	\$ 9,500
Electrical Work	<i>new meter install, new electrical panel, new wiring throughout home, fixtures, receptacles</i>		Mid-Range	\$ 7,500
HVAC Work	<i>New furnance installed above elevation line/ baseboard where needed, hired professional tech</i>		Custom/High	\$ 22,500
Appliances	<i>New Appliances kitchen suite - (refridgerator, dishwasher, range, washer dryer, hotwater tank)</i>		Mid-Range	\$ 8,000
Yard / Landscaping	<i>trim down large busches in back and side of building, plant flowers/bushes, mulch around front and side of building.</i>			\$ 1,000
Tree Service	<i>No Tree Service Required</i>			\$ -
Labor	<i>Full time worker 40 hours/week for 4 months -</i>			\$ 12,800
Hardware/ Assesories	<i>All new hardware, doors, and assesories throughout, refurbishing of main entryway doors</i>		Mid-Range	\$ 5,000

Total Construction Cost		\$ 176,190
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Rehab Cost \$ 131,190

TCIDA Reimbursement \$45,000

Requesting reimbursement for HVAC and Foundation.

I. Introduction

Fleicher Properties, LLC is a locally run investment company that is managed by Alec Fleicher. Alec was born and raised in the Southern Tier, and with a passion for the development of his hometown and the surrounding area, he decided to invest in it. Alec owns and manages several properties throughout Broome County. Having served in the Air Force Reserves for almost 10 years, Alec has gained a determined and hard-working mindset, and brings that into every project. Alec has further invested in the local area with his small business, Fit Kitchen, combining healthy meal prep and supplement support to health-minded, local people. Alec often works side-by-side with his father, Charles Fox, who, like Alec, was born and raised in the Southern Tier. Charles has an outstanding and extensive history of investing in and rehabilitating old-bones properties, to bring new life into each neighborhood he works in. With a passion for helping those in need, Charles founded The Clinton Hotel, which provides affordable housing options to local Veterans. This father and son duo has an unstoppable passion for the homes in this community.

II. Management Plan

Day to day management of this property will be overseen by Alec Fleicher and Charles Fox. With a combined 26 years of meticulous property rehabilitation and rental property management, this team has a system already in place. This system includes a stage-by-stage schedule of renovations and a complete plan of action post-renovation. Alec and Charles have a combined portfolio in the Broome County area of over 30 units, which are all currently fully occupied and rented. With years of trial and error out of the way, this team knows how to rent to, and keep long-term, reliable tenants. The anticipated market served for this rental property will be working class Tioga County residents who want to call Owego home.

III. Development Team

- Alec Fleicher: Local investor/developer, rehabber, property manager, lead contractor
- Charles Fox: Local non profit president, developer, property manager, investor
- Chad Hubbert : Local plumber and HVAC tech and installer
- Joseph Dollinger: Tile, granite, and flooring expert
- Joseph Fassett: Local investor and contractor (specializes in framing)
- Bradley Fassett: Local mason (specializes in brick, concrete, and asphalt work)

Over the years Fleicher Properties has built strong ties to the individuals listed above. We strongly believe that with their help the rehabilitation of 10 Watson Ave will get in in a timely manner with satisfactory workmanship to show. Each member brings years of experience in their trade to the table to help complete the task.

Alec Fleicher (Fleicher Properties) Purchasing Experience

228 Rundall Place Binghamton, NY – Purchased March 2018;

- This property is a two family townhouse style building that rents each side for 1200-1400 a month. When I obtained the property I did small cosmetic renovations to it; hardwood floors, appliances, bathroom and kitchen fixture replacement, paint, and sealing driveway.

1116 Front Street Vestal, NY – Purchased July 2019

- This property is a two family house in the town of vestal, one side rents for \$1000 a month. I have don't a lot of cosmetic renovations to the property, painting exterior wall, replacing doors throughout, patching and sealing driveway, kitchen remodel with new tile, backsplash and appliances. I've also renovated the bathrooms as well with new tile floors, subway tile shower surround and new vanity. In the backyard I built a pavilion for tenants to relax and enjoy.

3478 Margery Street Binghamton, NY – Purchased 2020

- This property is a birck ranch style two family home that rents each side for \$1000 a month. When I bought this property I but vinyl plank flooring throughout both units, built new walkway that goes up to the front doors, and painted the entire house to give it a better curb appeal look.

1520 Pearl Street Vestal, NY 13850 – Purchased 2022

- This old cape cope home was purchased in horrible conditions, there were farm animals living in one of the rooms. After only 2 months of hard work and rehabbing this property was transformed into a beautiful modern farmhouse that was sold to a local family at an affordable price. (See attached power point for rehab process)

44 Bonna Drive Port Crane, NY – Purchases 2023

- This damaged single-family home was bought was major water damage to a lot of the basement and back patio walls. All new windows, doors, siding, roof, and all new kitchen and bathrooms. There was extensive work done to this property and sold to a local couple starting a family in the area. (See attached power point for rehab process)

437 Front Street Owego, NY – Purchased 2023

- Old historic home in Village of Owego. It was abandoned as a two family home so I redeveloped it as a two family home. In the end stages of finishing this project. New foundation was added thanks to the help of the Tioga County Economic Development; this saved the property from demolition. Now Owego has another historic home to be proud of.

Alec Fleicher – Rehab Experience / Qualifications

- 228 Rundall Place: cosmetic repairs, painting, light fixture and electrical fixture changes, as well as installing new hardwood floors through out entire unit, installing carpet on stairs. Full bathroom remodel; brand new sheetrock, new tub surround, new tile floors, vanity, and light fixtures.
- 1116 Front Street: Painting all rooms as well as trim board replacement, installing new brick entryway stairs, installing new door jams and new doors, new tiles floor in kitchen and bathroom as well as subway tile surround in bathroom and subway tile backsplash in kitchen.
- 3478 Margery Street: installing vinyl plank flooring throughout units. Building new wood walkway to entry way. Removed and installing new fascia boards around entire house, and painted entire house.
- 178 Oak Street: Completely gutted entire unit down to studs. Remodeled entire kitchen with new cabinets, countertops, and appliances as well as new flooring in kitchen and bathroom. Installing tub surround in bathroom as well as built a new privacy wall against back of tub surround. Sanded and refinished all hardwood floors throughout unit. Installed new door jams and doors as well. Completed a full roof tear off and installed new shingles.
- 20 Clinton Street: renovated multiple rooms throughout the building; installed new flooring, painted every room, installed new drop ceiling, and installed in door jams and doors.
- 216 Reynolds Road: This was a commercial unit that once was a physical therapist office; I completely gutted the entire unit; removing many walls, doors, and cabinets. I sanded the flooring down and refinished them (approx. 1200 sq ft) and painted entire store front. Installed framed new cabinets in and installed new granite counter tops as well as installing new 3 bay sink and fixtures.
- 1520 Pearl St – single family residence home that required a full tear out in the kitchen and bathroom. All new cabinets, appliances, and fixtures were installed. New windows and siding were replaced on property as well.
- 44 Bonna Drive – single family residence in the town of Port Crane. This property had a lot of water damage to structural walls that needed to be reframed and supported to save integrity of home. The back patio was completed reframed, wired, and finished. All new windows installed as well as all new doors and trim boards throughout. Tile work was completed on basement floors. A second bathroom was added to this house as well to make it more family friendly. (see attached power point of rehab details)
- 437 Front Street – two family home in the village of Owego. This property was completely gutted on the inside down to just the studs, it was jacked up 4 inches due to sagging structural beams that needed to be supported. New foundation was poured on the west side of the building. All new wiring, plumbing, and sheetrock was added. All new cabinets, appliances., and granite counter tops. All new hardwood floors installed as well as windows and siding.

Charles Fox (Experience)

- Purchased and renovated the old Clinton Hotel at 20 Clinton Street Binghamton, Ny to house veterans and subsequently low income tenants
- Privileged and honored to be asked to sit on Mayors committee to end veterans homelessness....chaired at the time by Mr Robert Murphy (head of economic development). From this I was instrumental in creating, developing and opening up further rooms and facilities to house more veterans.
- In 2020 was honored by Lowes as “Hero of the Year” as Charles rehabilitated the old Clinton Hotel along with 178 Oak Street (Annex) which is a 2 family house that sits directly behind the Clinton to house our veterans.
- Since then has acquired the following properties to help house veterans and socially disadvantaged people;
 - 175 Oak Street Binghamton, NY
 - 179 Murray Street Binghamton, NY
 - 1 ½ Irving Ave Binghamton, NY
- Became a head developer for the Munsell Street Project in downtown Binghamton.

Properties Owned in Tioga County

- 437 Front Street Owego, NY 13827
- 10 Watson Ave, Newark Vally, NY 13811

121 Providence Street, Waverly							
	Asbestos Testing Proposals	Demolition of Garage	Interior Cleanout	Interior Demolition	Tree Removal	Roof Replacement and Chimney removal	Notes
Fagan Engineers	\$ 1,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	
O'Rourke	\$ 1,075.00	\$ -	\$ -	\$ -	\$ -	\$ -	
CD Disposal	\$ -	\$ 1,500.00	\$ 6,500.00	\$ 21,500.00	\$ -	\$ -	
Clean Earth Solutions	\$ -	\$ 5,500.00	\$ 4,000.00	\$ 8,000.00	\$ 750.00	\$ -	\$16,000 if TCPDC accepts total package
Hakes Lawncare	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	
DP Roofing	\$ -	\$ 10,000.00	\$ 30,000.00		\$ -	\$ 15,000.00	
BSR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,583.00	
First Choice Roofers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,225.00	
Total	\$ 1,075.00	\$ 16,000.00	\$ 15,000.00		\$ 32,075.00		

81 North Avenue, Owego				
	Architectural Proposals	Interior Cleanout & Demolition	Roof Replacement	Notes
Anne Hersh	\$ 30,000.00	\$ -	\$ -	
AJH Design	\$ 65,000.00	\$ -	\$ -	
Johnson Schmidt	\$ 98,000.00	\$ -	\$ -	
CJM Quality	\$ -	\$ 8,750.00	\$ -	
Clean Earth Solutions	\$ -	\$ 22,089.00	\$ -	
Augustine	\$ -	\$ -	\$ 18,750.00	
Hale	\$ -	\$ -	\$ 40,000.00	
First Choice Roofers	\$ -	\$ -	\$ 21,925.00	
Total	\$ 30,000.00	\$ 8,750.00	\$ 18,750.00	\$ 57,500.00

103 Liberty Street, Owego			
	Remove asbestos siding	Interior Cleanout & Demolition	
Sunstream	\$ 10,600.00	\$ -	
JD Murray	\$ 14,875.00	\$ -	
O'Rourke	\$ -	\$ 325.00	
Total	\$ 10,600.00	\$ 325.00	\$ 10,925.00

Lawn Maintenance Proposals - Every 3 weeks			
	Owego Properties	Waverly Properties	
Wet Grass Properties	\$ 670.00	\$ 225.00	
Scott's Lawncare	\$ 285.00	\$ 80.00	
Hakes	\$ -	\$ 215.00	
Total	\$ 285.00	\$ 80.00	\$ 365.00