

Tioga County Property  
Development Corporation

# Annual Report 2022





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**TCPDC**

**TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION**

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# About the Land Bank

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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

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On behalf of the Tioga County Property Development Corporation (Land Bank), we are pleased to share our results from the 2022 Fiscal Year.

Substantial progress has been accomplished on ongoing projects located in targeted neighborhoods and communities throughout Tioga County. In 2022, the Land Bank completed ten demolitions located on Temple and Liberty Street in the Village of Owego, added six new properties to its portfolio located in the Villages of Newark Valley and Owego and began work on the rehabilitation of a two-family home in Owego. Additionally, significant progress has been achieved on the rehabilitation of three mixed-use buildings located on Main Street in Candor. The Land Bank has also continued its partnership with the Owego-Apalachin Central School District on the rehabilitation of a single-family home. This innovative program 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 was also able to secure \$100,000 in operational funds per year for a three-year period, in order to continue the important work of the Land Bank into 2023, 2024 and 2025.

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 make Tioga County a more vibrant place to live and work.

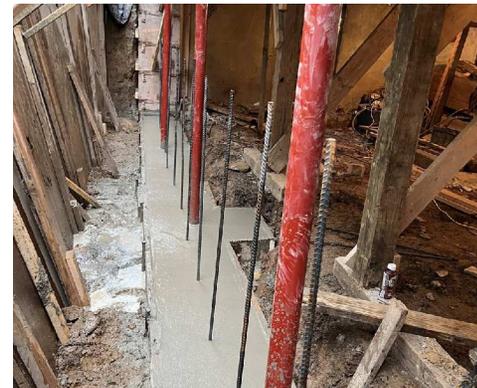
## Case Study: 437 Front Street

The Land Bank acquired 437 Front Street, Owego in October of 2022, and subsequently made significant repairs to the foundation of the home in December of 2022. Repairing the foundation not only stemmed the need to demolish the structure, but it also made it feasible for a developer to take on the rehabilitation of the property. The two-family home is currently in the process of being sold to a local developer, who plans to fully renovate the interior and exterior of the structure. The Land Bank's investment in this property is an excellent example of how Land Banks' 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



# The Land Bank's Work in 2022

## OWEGO APALACHIN CENTRAL SCHOOL DISTRICT PROJECT

The Land Bank, in partnership with the Owego Apalachin Central School District (OACSD), has developed a program that has junior and senior level students enrolled in the school district's Building Trades and Construction Systems Program rehabilitating a single-family home located at 103 Liberty Street in the Village of Owego that was acquired by the Land Bank. As a part of this program, students are learning technical skills in specialized areas of carpentry and cabinet making, residential wiring, plumbing, and heating. Training has occurred in machine operations, test equipment, hand tools, portable and stationary power tools, pneumatic tools, rigging, and OSHA Safety requirements. The project continues to 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 have also been extensively taught. The following tasks related to the program have been accomplished in 2022:

- Property was acquired in April 2022.
- Ribbon cutting ceremony was held in mid-May.
- Students renovated a bus to act as their mobile tool shop.
- LCP Group agreed to partner with the OACSD to work with the students on the demolition of a garage on the adjacent property.
- Building permit obtained.
- Internal demolition work began September 2022 and completed November 2022.
- Construction work began December 2022.



## CRI GRANT: TEMPLE / LIBERTY STREET PROJECT

# The Land Bank's Work in 2022

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

- 10 structures were demolished in early 2022.
- 13 total properties secured for this project.
- The Land Bank is working with a housing developer to explore the feasibility of a 12-unit residential redevelopment project at these sites. The design of the proposed duplexes and triplexes will be consistent with the style and character of other residential structures in the surrounding neighborhood.



## GRANT: LAND BANK INITIATIVE (LBI) - PHASE 1

The Land Bank applied for and received \$100,000 in operational funds per year for a three-year period from NYS Homes and Community Renewal through the Land Bank Initiative - Phase 1 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.

## MORE

The Administrative Services Agreement between the Land Bank and Tioga County Economic Development and Planning is in place to continue to December 31, 2023.



## AQUISTIONS:



### 58 Whig St, Newark Valley

The Board approved a plan by a local developer to demolish this severely blighted and unsafe single-family home, as well as restore a historic barn on the property. It is anticipated that the demolition will be completed in the Spring of 2023.



### 10 Watson Ave, Newark Valley

The Land Bank is exploring a potential partnership with the Newark Valley Central School District to rehabilitate this property.



### 437 Front St, Owego

The Land Bank made significant repairs to the foundation of the home. The two-family home is currently in the process of being sold to a local developer, who plans to fully renovate the interior and exterior of the structure.



### 247 Main St, Owego

The Land Bank will demolish this severely blighted and unsafe single-family home. It is anticipated that the demolition will be completed in the Spring of 2023, and the vacant lot will likely be sold through the Land Bank's side lot program.



### 98 Fox St, Owego

The Land Bank is partnering with the Village of Owego to demolish this severely blighted and unsafe multi-family home. The Village will acquire the property from the Land Bank upon the completion of the demolition, which is anticipated for Spring of 2023.



### 94 Spencer Ave, Owego

The Land Bank is partnering with the Village of Owego to demolish this severely blighted and unsafe single-family home. It is anticipated that the demolition will be completed in the Spring of 2023, and the vacant lot will likely be sold through the Land Bank's side lot program.

## The Land Bank's Work in 2022

### 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. Construction began on the buildings in 2022, and significant progress has been achieved. It is anticipated that the project will be completed in Spring 2023. 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

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A PARTNER OF  TEAM TIOGA