

Tioga County Property  
Development Corporation

# Annual Report 2024





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**TCPDC** TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

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# Director's Message

## Director's Message

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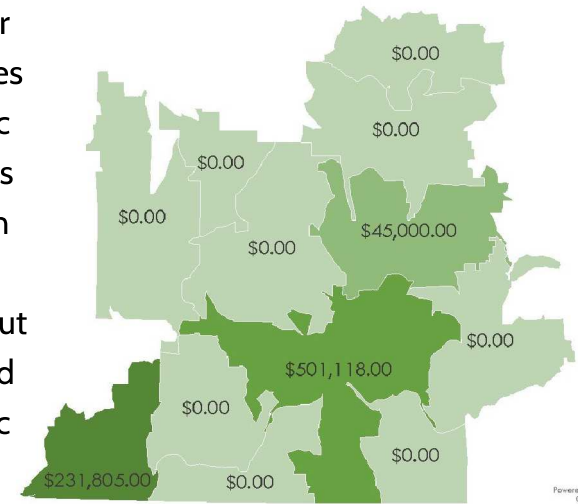
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On behalf of the Tioga County Property Development Corporation (Land Bank), we are pleased to share our results from the 2024 Fiscal Year.

The Land Bank worked to shift its efforts this past year to more substantial rehabilitation projects of properties in the community. A mixed-used building with historic value located in the Village of Owego's downtown was acquired for rehabilitation; two single-family homes in Waverly were stabilized for renovation and sale to families; and a home in Newark Valley was sold and put back on the tax roll. These projects were accomplished through partnership with New York State and strategic leveraging of funds with community agencies, developers, and organizations.



Looking forward to 2025, the Land Bank has applied for additional funding to acquire properties throughout the county for productive reuse ranging from home rehabilitation to support of larger community development projects. 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 unstable 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 2025
35	21	5
Total Demolitions completed	Demolitions in progress	Demolitions slated for 2025
24	0	3
Rehabs completed in 2024	Rehabs in progress	Rehabs slated for 2025
2	4	6
ARPA Grant Funds	LBI Phase 1 - Operational	LBI Phase 2 - Capital
\$500,000	\$100,000	\$900,000

# Rehabilitation Case Study

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The Land Bank acquired 32 Lyman Avenue in Waverly in October of 2022, and released a Request for Proposals for redevelopment of the property. The Land Bank approved a proposal by Southern Tier Enterprise Group, Inc., an affiliate of Tioga Opportunities, Inc. for the rehabilitation of the property. Stabilization of the home including a new floor joist system, interior cleanout, and roof replacement were paid for utilizing LBI Phase II funding. STEG completed the renovation of the home at the end of 2024 and plans to sell it to a local homebuyer. This project exemplifies the success of partnership between agencies in the community and the leveraging of state and private funds to bring properties back into productive use in Tioga County.



# Land Bank's Work in 2024

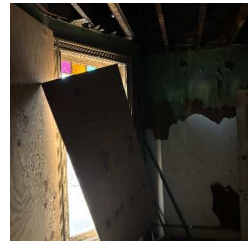
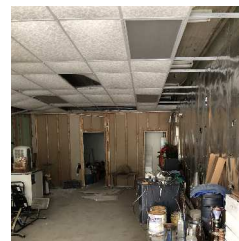
## 121 PROVIDENCE STREET, VILLAGE OF WAVERLY PROJECT

The single-family home located at 121 Providence Street, Waverly was acquired by the Land Bank in 2024. Extensive stabilization efforts have been completed this year including demolition of the dilapidated shed, roof replacement, asbestos abatement, and mold remediation. A complete interior demolition of the property has been completed and the Land Bank is working on a redevelopment strategy to be implemented in 2025.



## 81 NORTH AVENUE, VILLAGE OF OWEGO PROJECT

The Land Bank acquired 81 North Avenue through a private sale in 2024. Rehabilitation began in early 2024 and is planned to continue through 2025. The interior demolition, environmental remediation from a pigeon infestation, and exterior brick repointing was completed this year. A contractor has been secured for the interior renovation and is slated to complete work by Spring 2025. The renovation will retain the historic character of the property including original historic trim on the interior and rehabilitation of the façade meeting SHPO requirements.



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## 10 WATSON AVENUE PROJECT

The Land Bank acquired 10 Watson Avenue in the Village of Newark Valley in 2023. This severely blighted and vacant home was acquired by a private developer through an RFP. The Land Bank provided stabilization funds for the foundation and the rest of the home was rehabilitated by the developer.



## 103 LIBERTY STREET PROJECT

The Land Bank, in partnership with the Owego Apalachin Central School District (OACSD), has continued to support the 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 Owego.



## 437 FRONT STREET PROJECT

The Land Bank acquired the property in 2022 and provided funds to stabilize the home's damaged foundation. In 2023 a private developer secured the property through an RFP and completed renovation of the home in 2024. The home is currently occupied.



## 247 MAIN STREET PROJECT

The Land Bank acquired the property in 2023. During 2024, the Board sought SHPO input on the historic value of the home. An engineering firm was secured through RFP to provide a structural report of the property. After exploring multiple rehabilitation options, the Land Bank is pursuing additional LBI funds to redevelop the property in 2025.



# Land Bank's Work in 2024

## FUNDING UPDATES



### LAND BANK INITIATIVE (LBI) FUNDING

The Land Bank applied for and received \$100,000 in operational funds per year for a three-year period (2023, 2024 & 2025) from NYS Homes and Community Renewal through the LBI - Phase 1 program, and received \$900,000 in capital improvement funds from NYS Homes and Community Renewal through the LBI - Phase 2 program.

The Land Bank has prepared and submitted an application to the New York State Homes and Community Renewal Land Bank Initiative Open Round in late 2024. The Board is exploring new projects for the upcoming 2025 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 already undergone extensive façade and commercial space renovations utilizing Downtown Revitalization Initiative funds. This award will allow a complete renovation of the mixed-use building located in Owego's historic downtown.



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## Board of Directors

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Hannah Murray - Vice Chair  
Michael Baratta - Treasurer  
Lesley Pelotte- Secretary  
Martha Sauerbrey  
Stuart Yetter  
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

A PARTNER OF  TEAM TIOGA

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