



## **Essex County Land Bank**

**Submitted by: Nicole Justice Green, Executive Director**

**Date: January 2022**

## **Property Activity & Project Status**

Over the past twelve months, the **Essex County Land Bank** has completed **four full-gut rehabilitations, five demolitions, and the construction of one new home**, with additional projects already on track for completion this fall. With the exception of remaining vacant lots, the Land Bank's rehabilitation inventory is now fully utilized—demonstrating the pace and effectiveness of our housing and revitalization efforts.

We are grateful for the continued support of the **Essex County Board of Supervisors** and the **Towns of Ticonderoga and Minerva**, both of which have passed local resolutions to place new properties into the Land Bank's inventory. We also look forward to a positive outcome from the County task force formed to address surplus back taxes following *Tyler v. Hennepin*.

Of the **10 active properties** currently held by the Land Bank, several are now in transition. **14 Springfield Road** and **Stowersville Road** have sold. **Myers Lane** and **Colden Place** are under contract and closing this month. As these projects close, they will be removed from active inventory and replaced with new sites identified in partnership with the Towns and the County.

This work complements the **42 active housing and community development projects** currently administered by the **North Country Rural Development Coalition (NRDC)** across **Essex, Warren, and Washington Counties**, reflecting strong regional coordination and impact.

## **Active Property Summary**

### **1. 10 Colden Place, Newcomb ★**

Cross-Mod home complete and on the market. First new-construction home placed under the statewide Cross-Mod Pilot; under contract and closing soon.



## **2. 175 The Portage, Ticonderoga**

Major rehabilitation approximately **95% complete**; open house next Friday.

## **3. MOVE IN NY (Chesterfield, Westport, Ticonderoga)**

Application submitted. Subdivision underway with Beardsley and La Bella. **17 new homes** scheduled for placement in **Summer/Fall 2026**.

## **4. MacIntyre Meadows, Newcomb**

Subdivision and Department of Health approvals in progress. **On hold until spring**, when a waterline extension timeline can be established.

## **Inventory Snapshot**

- **10 total properties** tracked this cycle
- **5 completed projects** (no longer active)
- **4 completed demolitions** (to reappear upon home placement)
- **3 new home placements** underway
- **7 additional homes** advancing through subdivision and permitting

## **Program & Development Highlights**

### **Blight Remediation & Housing Construction**

All **2025 demolition projects** have been completed, with sites in **Ticonderoga, North Elba, and Jay** now advancing toward new home placement. In addition, the Land Bank has received **supplemental funding** to support the rehabilitation of a historic structure at **116 Montcalm Street** in downtown Ticonderoga—an extension of the **Downtown Revitalization Initiative**



**(DRI). This project is being undertaken in partnership with a private developer and will create five new housing units.**

The IDA and Land Bank have also partnered with Regan Development on its most recent Low-Income Housing Tax Credit (LIHTC) application for Fireman’s Field, a proposed 60-unit affordable housing development located behind Walmart in Ticonderoga. A portion of the units will be reserved for supportive housing, defined as housing paired with on-site and coordinated mental health services to address growing behavioral health needs within Essex County. This marks Regan Development’s second application attempt, and we remain highly confident in its competitiveness and alignment with County housing and public health priorities.

### **Cross-Mod Pilot – *Move In New York* Expansion**

The first Cross-Mod home at MacIntyre Meadows in Newcomb is complete and on the market. We are deeply grateful for the partnership with the Town of Newcomb and Supervisor Robin DeLoria, whose collaboration was instrumental to the success of this pilot.

Building on that momentum, the Land Bank is preparing to launch Phase II, branded as *Move In New York*. We extend our sincere appreciation to the County, the Town of Chesterfield, and the Town of Westport for stepping forward as key partners. Special thanks to Supervisors Tyler, Barber, Wright, and DeLoria, and their respective Boards, for their continued support.

Phase II will begin with the construction of 17 new homes, followed by an anticipated second round of approximately 10–12 additional homes.

### **Plus One ADU Program**

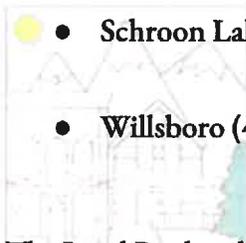
The Land Bank has been awarded \$1.5 million through New York State’s Plus One ADU Program, the first award of its kind in the North Country. The first project has begun in Lake Placid. This program expands housing options through the creation of accessory dwelling units, with applications currently ongoing.

### **Vacant Rental Program (VRP)**



The **\$2 million Vacant Rental Program** is fully launched, supporting the rehabilitation of **31 vacant or underutilized rental units** across **12 properties** in:

- Ticonderoga (9 units)
- Granville, Washington County (4 units)
- Mineville (3 units)
- Au Sable Forks (7 units)



- Schroon Lake (3 units)
- Willsboro (4 units)

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The Land Bank will reapply for an additional **\$2 million** in the next funding cycle. Our **first ribbon cutting** happened for the **12/12 in Ticonderoga**.

## Looking Ahead

The **North Country Rural Development Coalition** and the **Essex County Land Bank** extend their deepest appreciation to the retiring County Supervisors for their years of dedicated service and steadfast support. Their leadership has been instrumental in advancing housing, redevelopment, and community revitalization efforts across Essex County.

We are pleased to report that **all Land Bank applications have been completed**, and we anticipate receiving an additional **\$2 million award** in the upcoming funding cycle. This funding will further strengthen our ability to address blight, expand housing opportunities, and return vacant and underutilized properties to productive use.



As we move into the next phase, we look forward to the County's forthcoming policies and procedures governing Land Bank property acquisition through the auction process. With current inventory nearly depleted, a clear acquisition framework is essential to maintaining momentum and meeting community needs.

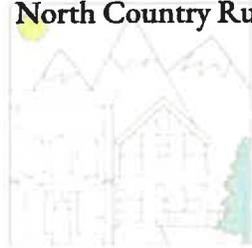
We also extend our appreciation to **Davina, Matt Stanley, and Dan Manning** for their ongoing guidance and collaboration, which continue to be vital to the success of our shared initiatives.

**Nicole Justice Green**

President & CEO

Essex County Land Bank

North Country Rural Development Coalition



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