

Resolution to Approve Proposed Demolition Project for the 2017-2018 Land Bank Community Revitalization Initiative

WHEREAS, Broome County Land Bank Corporation (BCLBC) and Enterprise Community Partners, Inc. (Enterprise) entered into an agreement on January 10, 2017 whereby Enterprise agreed to provide funding to the BCLBC through the Land Bank Community Revitalization Initiative ("Land Bank CRI") to carry out activities that align with the approved Work Plan, and

WHEREAS, the BCLBC has identified the demolition project attached hereto as Exhibit "A", and

WHEREAS, the BCLBC has duly reviewed said project at a regularly scheduled Board of Directors meeting held on Tuesday, August 28, 2018, and

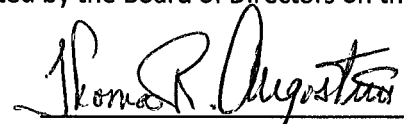
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the BCLBC approves the demolition project attached hereto as Exhibit "A", and be it,

FURTHER RESOLVED, that the Executive Director or a duly authorized representative is hereby empowered to execute any such agreements, documents or papers as may be necessary to implement the intent of this resolution.

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

Director	AYE	NAY	Abstain	Absent
Aaron Martin	X			
Tom Augustini	X			
Stacey Duncan	X			
Vacant				
Dave Hamlin				X
Steve Herz				X
Chris Papastrat	X			
Daniel Reynolds	X			
Linda Shumaker				X

The foregoing resolution was thereupon declared and duly adopted by the Board of Directors on this 28 day of August 2018.


 Tom Augustini, Secretary



1080-1090 NY Route 11, Town of Kirkwood
Project Application Submitted by Town of Kirkwood

- 1080-1090 NY Route 11 in the Town of Kirkwood is a parcel containing multiple blighted structures, including a multi-family, 2-story “green house”, multi-unit “white house” and two large, empty utility trailers
- The property is located in the gateway to the Town of Kirkwood and is known to be the Town’s most blighted property
- The structures on the parcel have received numerous code violations over the past several years. The Town has long battled to have the structures brought up to code for the safety and wellbeing of the tenants.
 - The “white house” was severely damaged in the 2011 flood. At the time, the Town deemed it to be over 50% damaged and said it could not be rented or inhabited until it was properly repaired. The property owner never complied so the house has sat vacant and decaying. The Town has since condemned the house.
 - The “green house” is in poor condition. A recent letter to the Town from Griffiths Engineering states the integrity of the building appears to be unsound, the structure has become a place of rodent infestation and/or other wild animals, and the structure is unfit as a residence evidenced by the condition of the stairs and entry deck that serves as the ingress/egress to the second floor.
- The “green house” has three tenants and the Town of Kirkwood has engaged the Department of Social Services to assist in their relocation.
- After negotiating with the property owner, the Town of Kirkwood acquired the property in early August for \$25,000
- The Town submitted a Project Application requesting the Land Bank demolish these dangerous structures and remove blight
- Once the blight is removed, the Town of Kirkwood will turn it into a Town park with river access, and if feasible, will build a boat launch. The Town wants it to become a community asset.
- Current Owner: Town of Kirkwood – Town would retain ownership
- Estimated total project cost: \$44,000
 - Project would be bid as a prevailing wage job
 - Sources of funds:
 - \$41,000 (CRI Round 3)
 - \$3,000 (Applied to the BCLBC’s \$25,000 Annual Tipping Fee Allocation provided by Broome County)

ESTIMATED DEMOLITION BUDGET

1080/1090 NY Route 11

Town of Kirkwood

(Multiple Structures)

Expenses:

1) Acquisition

a) Building \$0

Subtotal \$0

2) Soft Costs

a) Asbestos Survey \$5,000

Subtotal \$5,000

2) Construction Costs

a) Asbestos Abatement \$6,000

b) Air Monitoring \$3,000

c) Demolition \$27,000

d) *Tipping Fees** \$3,000

Subtotal \$39,000

TOTAL PROJECT COST \$44,000

Sources of Funds:

CRI Round 3 \$41,000

**Annual Tipping Fee Allocation for BCLBC* \$3,000

TOTAL \$44,000

PROJECT APPLICATION

SECTION I: Applicant Information

Applicant: TOWN OF KIRKWOOD

Contact Name: GORDON KNIFFEN

Address: 70 CRESCENT DRIVE

Phone: 607 760-1849 Email: SUPERVISOR@TOWNOFKIRKWOOD.ORG

SECTION II: Property Information

Property Address: 1080 1090 RT 11 Tax Map #: _____

Municipality: KIRKWOOD

Property Owner: TOWN OF KIRKWOOD Phone: 607 775-1370

Property Type: Residential Commercial Industrial Other _____

Current Occupancy: Vacant Owner Occupied Renter Occupied Unknown

Please provide a description of the current condition of the property:

① 2 TRAILERS WHICH ARE RUSTED - TRACTOR TRAILERS - EMPTY
② WHITE HOUSE - UNOCCUPIED - HAS OVER 50% FLOOD DAMAGE
③ GREEN HOUSE - 2 STORY - RENTER OCCUPIED
THE TOWN OF KIRKWOOD IS CURRENTLY ASSISTING IN
RELOCATING THE TENANTS ③

SECTION III: Property Plan

What activity would you like the land bank to undertake relating to this property:

Demolition 1, 2, 3 Rehabilitation

What is the preferred disposition for this property?

Transfer to non-profit Transfer to public entity Transfer through private sale

Sale and market value Other: _____

Please list the name of the intended Purchaser: _____

What is the re-use plan for the property?

Rehab New Construction Park / Garden / Green Space Other: _____

Please explain in detail the proposed re-use plan for the property and its impact on the surrounding neighborhood: *Please attach any letters of support to this application

THIS PROPERTY HAS BEEN KIRKWOOD'S MOST "BLIGHTED" FOR MANY YEARS IT IS LOCATED IN THE GATEWAY TO KIRKWOOD BECAUSE IT IS IN THE FLOOD PLAIN, IT MOST ADVANTAGEOUS TO BECOME A TOWN PARK, GREEN SPACE AND A POSITIVE CHANGE TO THE NEIGHBORHOOD. THIS CHANGE WOULD IMPROVE THE ENVIRONMENT AND ADD VALUE TO KIRKWOOD.

Estimated Project Cost	Project Start Date	Project Completion Date
\$ 44,000		

Funding Source (Ex., Dev Partner, Owner Equity, In-Kind, Bank Loan, etc.)	Source Name	Amount	Funding Secured (Y/N)
Example: In-Kind Services	Broome County DPW	\$3,500.00	Y

Does this re-use plan conform to the adopted plans of the municipality? Yes No

The Broome County Land Bank's mission is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and underutilized properties. How will this project further the Broome County Land Bank's mission?

BY REMOVING THIS BLIGHTED PROPERTY'S STRUCTURES IT WILL DRAMATICALLY IMPROVE THE ENVIRONMENT NOT ONLY OF THE NEIGHBORHOOD BUT ALSO OUR TOWN. IT IS IN THE MAJOR GATEWAY TO KIRKWOOD AND HOPEFULLY WILL BRING NEW RESIDENTS AND BUSINESSES INTO OUR TOWN AND BROOME COUNTY

I acknowledge that all projects are subject to approval by the Broome County Land Bank Board of Directors.

I acknowledge all projects will be subject to a clawback provision to ensure satisfactory completion of proposed projects.

Signature: Garrett Truffa Date: 8-10-18

SUPERVISOR TOWN OF KIRKWOOD



13 S. Washington Street, Suite 1
Binghamton, NY 13903

Office: 607-724-2400 Fax: 607-724-2436
Web: www.griffithsengineering.com

August 17, 2018

Town of Kirkwood
Town Board
70 Crescent Drive
Kirkwood, New York 13795

Re: Structure Observation at 1080 NYS Route 11
Tax Map I.D. 178.02-1-3

Dear Kirkwood Town Board:

On Friday, August 17, 2018, I conducted a site visit, per the request of the Town Supervisor and Code Enforcement Officer, to observe the condition of the structure located at 1080 NYS Route 11. There are two (2) residential structures located on the property; therefore, for purposes of this report, I solely observed the condition of the “green house” on this day. The structure is a multi-family two story wood construction residence with a walkout basement. At the time of my visit the structure appeared to be occupied by multiple tenants/families.

During my visit I observed multiple deficiencies that in my professional opinion would constitute an “Unsafe Building” as defined under Town of Kirkwood Local Law No. 2 of the Year 1980. Below is a list of deficiencies that I observed during my visit. Please note that since we did not attempt to gain access to the interior of the structure there is likely more deficiencies that could not be seen at the time of my visit.

1. The overall integrity of the building appears unsound. This can be evidenced by the decaying/rotting wood framing members and failing foundation system. As a result, the structure has become dangerous and unsafe to enter or occupy.
2. The structure is open at multiple locations including a door on the second floor.
3. The structure has become a place of rodent infestation and/or other wild animals.
4. The structure is unfit as a residence as evidenced by the condition of the stairs and entry deck that serves as the ingress/egress to the second floor.

Based on the deficiencies stated above, it is my professional opinion that the structure is an “Unsafe Building” as defined under the Town of Kirkwood Local Law No. 2 of the Year 1980. It is also my opinion that structure cannot be feasibly repaired or rehabilitated. Therefore, I would recommend that the structure be demolished and removed from the property. I’ve attached photos for your reference.



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Should you have any questions, or require any additional assistance, please do not hesitate to call me at 607-724-2400, extension 223.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'John Mastronardi', is written over a light blue horizontal line.

John Mastronardi, P.E.



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VIEW OF THE STRUCTURE FROM THE FRONT



VIEW OF FAILING FOUNDATION SYSTEM



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VIEW OF FAILING FOUNDATION SYSTEM



VIEW OF THE DETERIORATED ROOF SHEATHING, FASICA, & SOFFIT



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VIEW OF DOOR OPENING



VIEW OF IMPROPERLY SECURED STAIRS



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VIEW OF FAILING ENTRY DECK



VIEW OF UNSTABLE CHIMNEYS