



2017 ANNUAL REPORT

BROOME COUNTY LAND BANK CORPORATION
60 HAWLEY STREET, 5TH FLOOR
BINGHAMTON, NY 13901
www.broomelandbank.org

BOARD OF DIRECTORS AND OFFICERS

Names and Titles

Aaron Martin <i>Chairman</i>	Chris Papastrat <i>Vice Chairman</i>
Elaine Miller <i>Secretary</i>	Stacey Duncan <i>Treasurer</i>
Tom Augustini <i>Director</i>	Dave Hamlin <i>Director</i>
Jen Gregory <i>Director</i>	Dan D. Reynolds <i>Director</i>
Linda Shumaker <i>Director</i>	

2017 BOARD COMMITTEES AND MEMBERSHIP

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Elaine Miller, Chair
Tom Augustini
Chris Papastrat

Finance/Audit Committee

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Jen Gregory
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Joel Boyd	Joseph Moody
Brendan O'Bryan	Robert Murphy
Christopher Dziedzic	Nick Pappas
Timothy Huften	Michael Sopchak
Kenneth Kamlet, Esq.	Mary Webster
Eileen Konecny	Jerry Willard

CORPORATION STAFF

Margaret J. Scarinzi
Executive Director

MISSION STATEMENT

The mission of the Broome County Land Bank is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and under-utilized properties.

2017 Overview

The Broome County Land Bank Corporation (BCLBC), a nonprofit corporation, was established by Broome County in 2013 under the New York Land Bank Act. The BCLBC was created to target distressed, vacant, abandoned and foreclosed properties with the goal of fostering community and economic development by eliminating blight and stabilizing neighborhoods. The intention is to put nuisance properties back into productive use.

For the BCLBC, 2017 was another year full of activity. It began with the exciting news the BCLBC was awarded \$650,870 through Round 3 of the NYS Office of the Attorney General’s Land Bank Community Revitalization Initiative. The BCLBC also celebrated, with our partners, the groundbreaking of the multi-million-dollar, mixed-use development at 50 Front Street in the City of Binghamton. The BCLBC also continued to build partnerships and leverage funds, positioning itself to make an even greater positive impact on distressed neighborhoods throughout Broome County. This report will highlight the many notable accomplishments achieved by the BCLBC in 2017.

2017 Highlights

50 Front Street Redevelopment Project *Estimated Total Project Cost: \$28.3 Million*

In March, the BCLBC completed the sale of 50 Front Street to the developer, 50 Front Street Associates, LLC, clearing the way for site redevelopment to begin. Prior to the start of construction, the BCLBC and Broome County partnered to oversee, and cover the expenses of, the removal of an on-site underground storage tank (UST), including remediation activities related to its removal. The tank was removed in May and related soil excavation was completed and cleared by the New York State Department of Environmental Conservation in September.



50 Front Street Groundbreaking – City of Binghamton

In early June, a ceremony was held to celebrate the groundbreaking for the approximately \$28.3 million, mixed-use, market-rate housing project. The project is expected to be completed in December 2018.

New York Land Bank Community Revitalization Initiative (CRI)

The New York State Office of the Attorney General (OAG) established the New York Land Bank Community Initiative in 2013 with funding secured through settlements with the nation's largest banks over misconduct that contributed to the housing crisis. The initiative seeks to boost neighborhood revitalization efforts statewide by addressing nuisance properties and returning them to production use. To date, the OAG has provided \$57 million in funding to support the activities of New York's Land Banks.

CRI - Round 2 Grant Award: \$805,401



34 Jarvis Street – City of Binghamton

The BCLBC was granted a 1-year contract extension to complete the scope of work and spend down the remainder of OAG grant funding awarded through CRI - Round 2. The original term of the grant was January 1, 2015 thru December 31, 2016. The contract was extended to December 31, 2017.

During the contract extension year, the BCLBC was able to successfully complete its scope of work, performing six demolitions, and utilizing all remaining grant funds. One of the CRI Round 2 projects completed in 2017 was the demolition of 1605 Davis Street in the Town of Union. This project was a partnership between the BCLBC, Broome County and Town of Union which saw the demolition of the parochial school and convent of the former Christ the King Church. Another Round 2 project completed in 2017 was the redevelopment of a demolition site into a municipal parking lot in the Village of Windsor.

The demolition project which rounded out the BCLBC's Round 2 funding was a partnership with the City of Binghamton for the demolition of 5 properties within the City's First Ward. The properties demolished were:

- 34 Jarvis Street (*Commercial*)
- 40 Julian Street (*Single Family Residential*)
- 29 Lydia Street (*Two Family Residential*)
- 50 Thorp Street (*Two Family Residential*)
- 5 Valley Street (*Two Family Residential*)

This project came about organically. The First Ward Neighborhood Watch, a very active neighborhood group made up of long-time residents and homeowners passionate about protecting and increasing their neighborhoods' property values and quality of life, identified these properties as nuisance properties. The demolitions were completed in December and it's expected the BCLBC will take title to four of the five properties in 2018 to either offer through the Side Lot Program or RFP for redevelopment.

1605 Davis Avenue, Endwell

For many years, the dilapidated convent and parochial school of the former Christ the King Catholic Church served as a daily reminder of the three floods that devastated the neighborhood surrounding 1605 Davis Street in Endwell over the past decade. Not only had they become a blight on the community, but also a tremendous burden on local agencies, including the Endwell Fire Department and Broome County Sheriff's Office. In partnership with Broome County and the Town of Union, these hulking eyesores were demolished in February.



With the convent and parochial school gone, the BCLBC worked with its partners towards the redevelopment of the site. In October, the BCLBC took title to the property and is expected to facilitate a swap of land with the neighboring Triumphant Life Church and transfer a portion of land to the Town of Union which is expected to construct a community garden in an effort to help revitalize the neighborhood and restore pride.

117 ½ Main Street, Village of Windsor

The BCLBC partnered with the Village of Windsor on the demolition of the rear structure located at 117.5 Main Street to make way for a municipal parking lot, which the Village said was greatly needed to support its growing downtown business district. The demolition was completed in October 2016. In late spring, the Village received quotes for the construction of the lot. Construction of the lot started in August, with filling and grading. The lot was paved, lined and had fencing installed in September. The entire project was complete by the end of September.

CRI - Round 3 Grant Award: \$650,870

In March, the BCLBC was awarded \$650,870 under Round 3 of the NYS OAG's Land Bank Community Revitalization Initiative. The grant agreement was finalized, with the term of the contract beginning on January 10, 2017 and continuing through December 31, 2018. The BCLBC hit the ground running. By working with Broome County's Real Property Department, and through discussions with municipal officials, the BCLBC quickly identified the following blighted properties for demolition within the more suburban communities of Broome County:

- 85 Trafford Road, Town of Chenango (*Single Family Residential*)
- 231 Bevier Street, Town of Dickinson (*Single Family Residential*)
- 634 Upper Court Street, Town of Kirkwood (*Commercial*)
- 349 Second Avenue, Town of Vestal (*Single Family Residential*)



231 Bevier Street – Town of Dickinson

All four properties were successfully demolished by the end of the year. The BCLBC's Round 3 work plan includes 10 demolitions, so the BCLBC expects to demolish at least six additional properties in 2018 to meet its deliverables.

Under Round 3, the BCLBC allocated funding to the rehabilitation of 47 North Street in the City of Binghamton, which is discussed in more detail in the next section.

47 North Street, Binghamton

When the BCLBC transferred 47 North Street to the City of Binghamton in late 2016, it made a commitment to aid in the building's redevelopment. The historic building became part of a proposed \$11 million affordable housing rehabilitation project on the City's West side, in the "North of Main" neighborhood which is one of Binghamton's most troubled areas. The project includes the rehabilitation of 11 existing multi-family homes on Crandall Street, creating 40 units of affordable housing, and the redevelopment of 47 North Street into a community center with approximately 1,000 square feet of commercial space on the first floor and 5 units of affordable housing on the upper floors (4 one-bedroom units and 1 studio unit). The First Ward Action Council (FWAC) submitted a funding application for this proposed project, seeking Low-Income Housing Tax Credits. As part of the application, the FWAC secured \$5.3 million in private financing, the City of Binghamton committed \$100,000 in HOME Investment Funds, and the BCLBC committed \$170,000 in rehabilitation funds specifically for the redevelopment of 47 North Street. The FWAC's funding application was successfully awarded \$4.2 million in Low-Income Housing Tax Credits, and in May, the City announced the project, stating it would commence in late 2017.

NYS Community Development Block Grant

Community Renewal Funding - \$750,000

The Broome County Land Bank Corporation (BCLBC), which is administering this grant for Broome County, is overseeing the rehabilitation of two single-family homes, to be sold as affordable housing to persons with low-to-moderate income: 117 Lagrange Street, Town of Vestal, and 1857 Burdick Road, Town of Binghamton. Great strides were made in 2017.

In May, contracts with both a remediation contractor – to remediate asbestos, lead and mold – and a project monitor – to oversee the remediation work – were put in place, with notices to proceed issued in June. Prior to remediation work starting, the remediation contractor requested a moisture issue causing mold at 117 Lagrange Street be fixed. In June, the First Ward Action Council (FWAC), hired by the BCLBC to be its construction manager for the project, solicited quotes for the installation of a sump pump system at 117 Lagrange Street. A contractor was selected and the sump pump system installation was completed in July. The remediation work experienced some unexpected delays but was successfully completed at both houses at the end of September.

In December, the BCLBC authorized the FWAC to award construction contracts to the low-bid general contractor of each. The FWAC awarded the contracts in late December, with work expected to start in January 2018. Also, in December, the BCLBC expanded its agreement with the FWAC to include administration of the homeownership program, overseeing the sale of the homes to persons of low-to-moderate income. FWAC has the resources in place to administer such a program, and has a successful history of doing so.

The State approved an extension request, extending the term of the grant to July 2018, allowing time for the completion of the rehab and sale of the homes.

NY Main Street Program

Village of Windsor Downtown Revitalization - \$220,116



Tremendous progress was made during 2017 on the four projects identified as part of the Downtown Windsor Revitalization Project, funded by a \$220,116 New York Main Street grant which the BCLBC is administering for the Village of Windsor. The scopes of work for all projects were finalized and put out to bid in mid-August. Contractors were selected and contracts in place by the end of October. Work began on all projects in Q4 2017. Some of the improvements being made include façade, exterior and interior renovations, both commercial and residential space improvements, replacement of doors and windows, and energy efficiency upgrades. The four properties are:

- 102 Main Street
- 106 Main Street
- 110 Main Street
- 121 Main Street

By the end of 2017, two projects were complete (106 Main Street and 121 Main Street), but two needed additional time. With the grant set to expire on December 20, 2017, the BCLBC requested a six-month extension from the State to allow enough time to complete the remaining two projects. The extension request was approved so work on the two remaining projects continues into 2018.

New York Land Bank Association, Inc.

The New York Land Bank Association (NYLBA) was created to promote and market the use of land banks, provide information on the establishment and operation of land banks, provide support and technical assistance among land banks across New York State and to provide and support governmental relations in advancement of land banks within New York State.

The BCLBC continued its membership with the New York Land Bank Association in 2017. The Executive Director was a Director on the Association's Board and remained a member of its Professional Development and Outreach Committee. The Committee worked with the Center for Community Progress to develop content for the Association's latest publication, which was released in May. The

publication, titled “*New York State Land Banks: A National Standard*,” summarizes the first five years of land bank activity since the State’s passage of the 2011 Land Bank Act. It can be found on BCLBC’s website at www.broomelandbank.org.

In November, the BCLBC hosted a statewide “Land Bank 101” Workshop. With the number of New York Land Banks increasing to 23 during 2017, the Association wanted to provide an opportunity where newer land banks could learn the basics about land bank operations. The workshop covered several topics, including review of the NY Land Bank Act and Public Authorities Law, as well as insurance requirements and accounting principles. The event was held in the Senator Warren M. Anderson Community Room on the 18th floor of the State Office Building and had approximately 50 attendees.



BCLBC By-Laws

In an effort to increase community representation and involvement, the BCLBC Board of Directors amended its by-laws to increase the Board size from seven members to nine. This action amended by-laws Article III, Section 2 and fulfilled one of the objectives laid out in the 2015 adopted BCLBC Strategic Plan. The two new members have brought additional knowledge and technical expertise to the Board, increasing dialogue and thoughtful consideration of new BCLBC business. Other minor changes to the by-laws were to Article III, Section 7, setting the location for BCLBC meeting as the Broome County Public Library, and Article III, Section 8, restating the requirement for holding its Annual Meeting to “shall be held no later than March 1.”

Community Outreach

The BCLBC continued its community outreach in 2017. The Executive Director presented to a number of groups, including the Endicott Rotary Club and Broome County Association of Municipal Clerks, to educate and spread awareness about the Land Bank and its mission. The Executive Director also continued direct outreach and communication with elected officials throughout the County. These conversations resulted in the identification of several demolition projects the BCLBC tackled during 2017, as well as identifying potential future projects for 2018. Maintaining and nurturing these relationships will continue to create partnership opportunities where resources can be leveraged to make an even bigger impact on blight removal and stabilizing neighborhoods across Broome County.

Looking Ahead

Greater Binghamton Fund

In December, Empire State Development announced a call for proposals for the \$20 million Greater Binghamton Fund (GBF). The GBF is a financial incentive program designed to encourage the development and execution of key projects within targeted zones in Greater Binghamton's urban cores, or "iDistricts" as identified in the Southern Tier Upstate Revitalization Plan, *Southern Tier Soaring*. Through this program, the downtown iDistricts within the City of Binghamton, Village of Endicott, and the Village of Johnson City will be transformed into vibrant centers of commerce, innovation, and shared community spaces. Proposals are due January 19, 2018 and funding will be awarded in three categories:

1. Commercial and Mixed Use Property Revitalization Program
2. iDistrict Housing Rehabilitation Program
3. Streetscape Improvement Program

An action item listed in the BCLBC's Strategic Plan is to "*Support the Regional Economic Development Council's strategy for investment in community 'opportunity zones' and main street revitalization activities* by collaborating with other agencies to focus on revitalization of the urban cores of Binghamton, Johnson City and Endicott as identified by the REDC." This call for proposals aligns with this action item. Therefore, the BCLBC is actively pursuing this opportunity.

Future Challenges

Funding

Funding continues to be a challenge for land banks across the State.

The BCLBC is very fortunate and grateful to have received a grant from Broome County to cover a portion of its administrative expenses for 2017. That grant allowed the BCLBC to utilize more of its grant funds for its projects. The BCLBC is also fortunate to have benefitted from legislation approved by the County Legislature in December 2016 which resulted in the BCLBC being able to better leverage funds, realize cost savings and target more troubled properties. That legislation stated that any residential property (1-2 family home) purchased from Broome County by a quasi-governmental agency, such as the Land Bank, or municipality for demolition:

1. Shall be sold for a price not to exceed one year's unpaid county taxes or one year's administrative fees,
2. Shall not be charged a tipping fee at the Broome County Landfill for disposal of demolition debris,
3. Shall be eligible to apply for a grant from the 2% occupancy tax brownfield fund to cover the expenses of a pre-demolition survey.

However, the main source of project funding for NYS land banks remains grant monies awarded by the NYS Office of the Attorney General through its Community Revitalization Initiative, but grants through this initiative do not extend beyond 2018. It is unclear if future dedicated funds will be made available.

The New York Land Bank Association has put an emphasis on identifying a predictable revenue source for land banks, one that is recurring and will allow for long-term planning. Discussions will continue into 2018 on how to secure sustainable funding so, throughout the State, land banks can continue to combat blight, revitalize neighborhoods and support community & economic development.

Properties

The BCLBC has a strong relationship with the County, particularly by selecting properties for demolition. However, securing properties for rehabilitation projects has been more challenging.

In 2018, the BCLBC will work to determine what rehab programs could be established to best meet the needs of our community and engage partners, such as Broome County, to obtain properties for the purpose of rehabilitation.

2017 BCLBC Financial Overview

NET POSITION	2017	2016
Assets	\$567,153	\$331,218
Liabilities	(227,615)	(1,333)
Total net position	\$339,538	\$329,885
Operating revenue	471,850	436,808
Operating expenses	(386,522)	(226,143)
Change in net position	\$85,328	\$210,665
Net position at beginning of year	254,210	119,220
Net position at end of year	\$339,538	\$329,885

NOTE: All amounts are expressed in actual dollars. The complete audited financial statement is available on the Broome County Land Bank's website, www.broomelandbank.org.

**BROOME COUNTY LAND BANK
PROPERTY and PROJECT INVENTORY
(as of 12/31/2017)**

Municipality	Property Address	Acquisition Date	Structure Type	Purchase Price	Planned Activity	Sold (Y/N)	Sale Price	Date of Sale	Purchaser
City of Binghamton	50 Front Street	3/10/2014	Commercial	\$268,004.03	Demolition	Y	\$500,000.00	3/1/2017	50 Front Street Associates, LLC
Town of Binghamton	1857 Burdick Road	8/27/2015	Single Family	\$28,225.00	Rehabilitation	N			
Town of Vestal	117 Lagrange Street	8/27/2015	Single Family	\$11,935.00	Rehabilitation	N			
City of Binghamton	75 Liberty Street	10/2/2015	Single Family	\$7,200.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	102 Liberty Street	10/2/2015	Two Family	\$12,550.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	113 Liberty Street	10/2/2015	Three Family	\$10,960.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	128 Liberty Street	10/2/2015	Two Family	\$8,250.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	15 Munsell Street	10/2/2015	Two Family	\$15,940.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	34 Munsell Street	10/2/2015	Two Family	\$8,500.00	Demolition	Y	\$1.00	12/19/2016	City of Binghamton
City of Binghamton	20 Pearne Street	10/2/2015	Single Family	\$11,600.00	Demolition	Y	\$500.00	10/26/2016	Leroy & Betty Williams
City of Binghamton	47 North Street	10/2/2015	Three Family	\$5,000.00	Rehabilitation	Y	\$1.00	12/19/2016	City of Binghamton
Village of Windsor	117.5 Main Street*	N/A	Four Family	N/A	Demolition	N/A			
City of Binghamton	250 Front Street*	N/A	Single Family	N/A	Demolition	N/A			
Town of Union	1605 Davis Avenue	10/30/2017	Commercial	\$1.00	Demolition	N			
Town of Chenango	85 Trafford Road	8/2/2017	Single Family	\$1.00	Demolition	N			
Town of Dickinson	231 Bevier Street	8/2/2017	Single Family	\$1.00	Demolition	N			
Town of Kirkwood	634-636 Upper Court Street	8/2/2017	Commercial	\$1.00	Demolition	N			
Town of Vestal	349 Second Avenue	8/2/2017	Single Family	\$1.00	Demolition	N			
City of Binghamton	34 Jarvis Street	Pending	Commercial	TBD	Demolition	N/A			
City of Binghamton	40 Julian Street	Pending	Single Family	TBD	Demolition	N/A			
City of Binghamton	29 Lydia Street	Pending	Two Family	TBD	Demolition	N/A			
City of Binghamton	50 Thorp Street	Pending	Two Family	TBD	Demolition	N/A			
City of Binghamton	5 Valley Street*	N/A	Two Family	N/A	Demolition	N/A			

*Broome Land Bank did not acquire. Project partner only.