

A regular meeting of the Broome County Land Bank Corporation was convened in public session remotely through Zoom Video Conferencing on Tuesday, November 17, 2020 at 3:30 p.m., local time.

The meeting was called to order by a Director of the Corporation and the following Directors of the Corporation were:

Present: T. Abdelazim, T. Augustini, M. Decker, C. Dziedzic, A. Martin, C. Papastrat,  
M. Sopchak (arrived at 3:34 p.m.)  
Absent: S. Duncan, C. Marchuska  
Staff: J. Haas  
CAP:  
Other: M. Brockett, B. Chan, V. Gialanella, J. Kraham

1. Call to Order: Chairman Martin called the meeting to order at 3:32 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the October 27, 2020 Board Meeting. On a motion by M. Decker, seconded by C. Papastrat, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin did not make any remarks.

4. Executive Director's Report and Financial Statement: J. Haas presented updates on the following items:

76 Park Avenue Rehabilitation Project: J. Haas reported to the Board that the final costs with all invoices paid was \$184,387 which is \$9,233 under what was projected for the project. This brings the Land Bank to a little over \$21,800 under budget on recently completed rehabilitation projects within the CRI Grant. She reminded the Board that there is a resolution later in the packet to consider sale of the property.

33 Linden Street Rehabilitation Project: Keystone has finished their asbestos testing and First Ward Action Council is currently seeking quotes on abatement. FWAC is also awaiting comments from the city of Binghamton legal department regarding an agreement for the HOME funding for 33 Linden Street. Once that agreement is in place, the Land Bank's legal counsel can then draft a supplemental agreement between the Land Bank and FWAC for the development of 33 Linden.

124 Gaylord Street Rehabilitation Project: She noted that 124 Gaylord Street is in the same stage as Linden regarding asbestos testing. FWAC is seeking quotes for abatement.

15 Birch Street Rehabilitation Project: J. Haas reported that the Land Bank partner, First Ward Action Council, has suggested that we get Gaylord and Linden in the construction phase before beginning work on Birch Street.

1125 Glenwood Road Rehabilitation Project: She informed the Board that the buyer has secured a mortgage for the property and EXIT Realty believes that closing will occur later this week which overshoots the Land Bank's on or about closing date by about a week.

J. Haas moved on to demolition projects. She reminded the Board that the Land Bank completed four demolitions in September. She gave a brief update on what she knows regarding the next property foreclosure list. She believes a list may become available earlier than projected but that time frame is unpredictable at this time.

J. Haas briefed the Board on updates related to the 3 King Ave Request for Proposals. She reminded the Board that she met with the review committee earlier in the month to discuss the proposal the Land Bank received for the purchase and development of 3 King Ave. All members of the committee made a recommendation to bring the proposal to the full Board for approval. She informed the Board that there is an agenda item to discuss the proposal in detail later in the agenda.

J. Haas briefed the Board on recent administrative/housekeeping items. She updated the Board that the website updates are now live. She has requested one additional item from Hue Studios and that is to add an icon on the home page next to our mission statement with the word "Listings." She also submitted the Land Bank's budget report to the Authorities Budget Office. The report is not yet available on the ABO website. She will keep the Board updated on when it is available to view.

J. Haas concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. Seeing none, Chairman Martin moved onto the next agenda item.

6. Executive Session to Discuss the Disposition of Real Property: Chairman Martin reminded all board members that J. Haas sent several emails over the past week with information regarding the property transfers to be considered on the agenda. Chairman Martin asked if the Board would like to enter Executive Session to discuss any property dispositions listed on the agenda. The Board members declined and moved forward with agenda item #7.

7. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 29 Lydia Street, 40 Julian Street, and 50 Thorp Street in the City of Binghamton to the City of Binghamton (Resolution 2020-15): J. Haas reminded the Board that all three properties were a result from demolitions that took place several years ago. The prior Executive Director attempted to side lot the properties and J. Haas also attempted a second time with no success. After discussions with City administration, the City of Binghamton agreed to take title of the properties. The Land Bank is transferring the properties for \$3. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 29 Lydia Street, 40 Julian Street, and 50 Thorp Street in the City of Binghamton to the City of Binghamton. On a motion by M. Sopchak, seconded by C. Dziedzic, motion carried unanimously.

8. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 47 Robinson Street in the City of Binghamton to Daniel and Suzanne DePrato (Resolution 2020-16): J. Haas reminded the Board that this property was a result of the Land Bank's most recent round of demolitions. She sent out side lot program applications to both adjacent neighbors and received one application. The proposed buyers have met the Land Bank's due diligence research and qualify to purchase the property according to the Land Bank's disposition policy. The purchase offer is \$200. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 47

Robinson Street in the City of Binghamton to Daniel and Suzanne DePrato. On a motion by M. Sopchak, seconded by T. Abdelazim, motion carried unanimously.

9. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 55 Park Terrace Place in the City of Binghamton to Timothy D. Bunts (Resolution 2020-17): J. Haas reminded the Board that this property was a result of the Land Bank's most recent round of demolitions. She sent out side lot program applications to both adjacent neighbors and received one application. The proposed buyer has met the Land Bank's due diligence research and qualify to purchase the property according to the Land Bank's disposition policy. The purchase offer is \$500. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 55 Park Terrace Place in the City of Binghamton to Timothy D. Bunts. On a motion by C. Papastrat, seconded by M. Sopchak, motion carried unanimously.

10. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 7 East Maine Road in the Town of Union to Broome County (Resolution 2020-18): J. Haas reminded the Board that this property was a result of the Land Bank's most recent round of demolitions. The property is located on a heavily traveled route in the County. The property directly to the West is vacant and the property directly to the East may appear on an upcoming foreclosure list. After discussions with County Administration, Broome County agreed to re-take ownership of the property to be sold at a future foreclosure auction pursuant to Legislature approval. The Land Bank is transferring the property for \$1. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 7 East Maine Road in the Town of Union to Broome County. On a motion by M. Sopchak, seconded by T. Abdelazim, motion carried unanimously.

11. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 149 Endwell Street in the Town of Union to the Village of Johnson City (Resolution 2020-19): J. Haas reminded the Board that this property was a result of the Land Bank's most recent round of demolitions. The tax parcels located to the East are owned by the Village of Johnson City for their Water and Public Works Department storage. After a discussion with the Mayor of Johnson City, he brought the idea to the Village Trustees who supported the acquisition to allow current storage space to be expanded. The Land Bank is transferring the property for \$1. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 149 Endwell Street in the Town of Union to the Village of Johnson City. On a motion by M. Sopchak, seconded by C. Papastrat, motion carried unanimously.

12. Resolution Authorizing the Executive Director to execute a Sales Contract for the Sale of 3 King Avenue in the City of Binghamton to Bob Chan of Vision Build Holdings Binghamton LLC (Resolution 2020-20): J. Haas informed the Board that the Land Bank received a proposal from Bob Chan to purchase and develop 3 King Avenue as a two-family residential property. He proposed a purchase price of \$7,500 and the Land Bank would be providing an incentive of \$75,000 to rehabilitate the property. She expressed that SEPP Group has met the applicant and reviewed his proposal and finds it appropriate for the work proposed to be completed. J. Haas expressed that Enterprise has assisted in drafting appropriate agreements for this project and are almost finalized. She will not execute without Board review and a chance to provide comments or ask questions. Chairman Martin informed the Board that the applicant Bob Chan is attending the meeting and if Board members have questions, they can direct them to Mr. Chan. Several Board members asked Mr. Chan questions about his proposal and plans to manage the property. After such discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 3 King Avenue in the City of Binghamton to Bob Chan of

Vision Build Holdings Binghamton LLC. On a motion by M. Sopchak, seconded by C. Papastrat, motion carried unanimously.

13. Resolution Authorizing the Executive Director to execute a Sales Contract for the Sale of 76 Park Avenue in the City of Binghamton to John Noonan (Resolution 2020-21): J. Haas reminded the Board that she emailed a brief biography of the buyer and his corresponding purchase offer, income verification, and affordability analysis the day prior for their review. Mr. Noonan's purchase offer is \$81,900 and the Land Bank's partners, First Ward Action Council, determined that he qualifies to purchase the property pursuant to the Land Bank's income and affordability guidelines. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 76 Park Avenue in the City of Binghamton to John Noonan. On a motion by M. Decker, seconded by M. Sopchak, motion carried unanimously.

14. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by T. Abdelazim, seconded by C. Dziedzic, the motion carried unanimously. The meeting adjourned at 4:38 p.m.