

A regular meeting of the Broome County Land Bank Corporation was convened in public session at the Broome County Public Library, 185 Court Street, in the City of Binghamton, Broome County, New York on Tuesday, May 24, 2016 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: S. Duncan, D. Hamlin, A. Martin, Elaine Miller, C. Papastrat
Staff: M. Scarinzi
CAP: K. Kamlet, R. Markoff, J. Moody, Brendan O’Bryan, M. Webster
Other: M. Brockett, B. Machak

1. Call to Order: Chairman Martin called the meeting to order at 3:34 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the April 26, 2016 Board meeting. On a motion by D. Hamlin, seconded by S. Duncan, motion carried unanimously.

3. Chairman’s Remarks: Chairman Martin stated he had no remarks for today and advanced to the next agenda item by inviting M. Scarinzi to begin her Executive Director’s report.

4. Executive Director’s Report and Financial Statement: M. Scarinzi presented updates on the following items:

Office of the Attorney General Grant: M. Scarinzi apologized for not having the Side Lot Program guidelines at this meeting. Setting them up is a little more involved than previously thought. She’s still working on details and hopes to bring to Board at its next meeting.

47 North Street: She stated she issued 3rd RFP on April 25 with deadline of 4pm o May 19. One proposal from North of Main Properties, LLC was received. It will be discussed further later in the agenda.

Three New Demolition Projects:

- 1605 Davis Avenue (former Christ the King) – She said it’s moving forward. There is an MOU drafted. The County seeking updated abatement quotes for the project.
- 250 Front St, Bing (First Ward Action Council - FWAC) – FWAC closed on the property on May 16 and Link is completing the asbestos survey.
- 117.5 Main St., Windsor – M. Scarinzi said she’s had a discussion Mayor Harting. He’s ready to move forward. Attorneys drafting an MOU so we can get started.

CDBG: M. Scarinzi informed the Board that while conducting a site visit to help develop a scope of work for the remediation of both asbestos and lead, Jennings Environmental discovered mold in both properties. With the OK of the County attorney for a change order, Jennings is now drafting a new scope of work to include mold testing and remediation plan. Once the remediation plan is received, she will RFP for remediation services.

50 Front Street: M. Scarinzi said things keep progressing. Newman has been continuing their due diligence. She said last night they went before the City's Planning Commission for a site review and to begin the SEQR process. Expected timeframe is: abatement – fall, demo – winter and construction begins in spring.

NYMS – Village of Windsor: M. Scarinzi reported five properties have submitted applications for NYMS funding through the Downtown Windsor Revitalization Program. She is preparing the applications for review by the Project Review Committee, members selected by the Village Mayor. She anticipates meeting with the committee within the next week or so. The review committee will rank all applications and award a grant amount projects.

Presentations and outreach: M. Scarinzi informed the Board that so far in 2016 she has made presentations to PAST, Vestal Rotary and Broome County Republican Women's Club. She advised if any Board members would like her to present to a group, to please contact her office.

Website: She told the Board she's working with hue to update the website to allow for more on-site control over content and ability to post information. She also said the homepage will have an updated – more dynamic – look.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. Only one speaker had comments, B. Machak, how she's seen news stories about the 47 North Street property and was here to see if it would be saved and what will be done with it.

6. 47 North Street Proposal – North of Main Properties, LLC: M. Scarinzi presented the proposal to the Board. It's the first time the Board has collectively seen and commented on the proposal. Chairman Martin said no one from the Board has yet to meet with the applicant to interview or fully vet the project. The Board decided not to take action at this time. Instead the Board stated it would discuss the proposal in further detail during Executive Session. Then would make a statement after the conclusion of Executive Session and the return to public session.

7. Review Project Application – 19 Avenue B, Johnson City: M. Scarinzi M. Scarinzi presented the application. The Village of Johnson City would like the Land Bank to take title, demolish the building and hold the property until a developer can be identified. J. Moody, Economic Development Director for the Town of Union, stated the proposed end use at this time is a public parking garage. He said he feels parking is a necessity. It's currently slated to be part of the County's July auction. D. Hamlin it can be removed from the auction and that it would be an easy building to maintain if it needs to be held. S. Duncan said that no studies or surveys have been completed on the building as of yet. Elaine Miller said she thought the quote to demolish the building seemed low. She suggested using the Hotel/Motel's brownfield funds for asbestos abatement. She also said it was smart for the Land Bank to get this proposal and to look for additional sources of funding because she feels the costs could be significantly higher. She also recommended a Phase I for the property. Chairman Martin said the Board will not take action at this time; rather he'll look to begin a discussion with County partners about this proposed project.

8. Executive Session to Discuss Disposition of Real Property: Chairman Martin asked for a motion to go into Executive Session. On a motion by C. Papastrat, seconded by D. Hamlin, motion carried unanimously.

Return to Public Session: On a motion by S. Duncan, seconded by D. Hamlin, the Board returned to public session.

47 North Street Proposal – North of Main Properties, LLC (con't): After Executive Session, C. Papastrat said this is the first time the Board has seen the complete proposal and he said the Board would like more time to review and interview the applicant. A decision could not be made at this time. D. Hamlin and Elaine Miller both agreed to defer any decision. Chairman Martin said the property would not be sent to auction at this time, and also said the Board would like to learn more about the proposal. He instructed M. Scarinzi to poll Board members about what additional information they'd like to receive and to send the request to the applicant.

9. Old Business: There was no old business discussed.

10. New Business: Elaine Miller asked if there were any new funding opportunities for the land bank. M. Scarinzi stated a new round of NYS OAG funding was announced and the RFP will likely be issued in late spring or early summer. S. Duncan said when the application becomes available she'd like to see it connecting it to iDistricts and engage our community partners. Chairman Martin also summarized potential funding sources made in a presentation made by Sarah Glose, BU graduate student who did her capstone project on land banks. Elaine Miller suggested Ms. Glose present to the Board.

11. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by Elaine Miller, the motion carried unanimously. The meeting adjourned at 4:37 p.m.