

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, August 23, 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: J. Garnar, D. Hamlin, A. Martin, E. Miller, C. Papastrat

Absent: S. Duncan

Staff: M. Scarinzi

CAP: R. Markoff, J. McHenry, J. Moody, M. Webster

Other: K. Bernhardsen, Mayor Rich David, J. Roby, A. Thayer

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 August 9, 2016 Board meeting. On a motion by E. Miller, seconded by C. Papastrat, motion carried unanimously.

3. Chairman’s Remarks: In light of a full agenda, Chairman Martin made only a few remarks and advanced to the next agenda item.

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

Office of the Attorney General Grant: M. Scarinzi told the Board the NYS OAG announced a zombie rental program called “Neighbors for Neighborhoods.” The OAG is providing \$4 million for the program funded by settlement agreement with Citigroup and Bank of America. The objective is to take over individual, abandoned properties and rehab them into affordable rental housing. Land banks will be able to apply early Fall. Land banks that qualify will submit requests for subsidies on a project-by-project basis. Land banks will take the property, transfer ownership to identified community members and provide subsidy for renovation. Up to \$50,000 per unit. Land bank will dictate terms and scope of renovations. Exterior improvements must be part of project.

47 North Street: She refrained from many comments about 47 North because it was an agenda item for discussion later in the meeting.

Three New Demolition Projects:

- 1605 Davis Avenue (former Christ the King) – She said an estimate for the cost of asbestos abatement was higher than expected. She said partners on the project are looking to identify a source of funds to address the abatement.

- 250 Front St, Bing (First Ward Action Council - FWAC) – M. Scarinzi told the Board demolition of the building was completed in July; it had started on July 7. She said the FWAC was now working with a landscape architect to come up with an estimated budget for the community garden so a request can be made to OAG to utilize the remainder of allocated project funds towards its development. E. Miller requested the Board see this information because a community garden was not part of project’s original scope and funding request approved by the Board.
- 117.5 Main St., Windsor – M. Scarinzi said the MOU was executed and a press conference to announce the building’s demolition was scheduled for Thursday, August 25th at 1:30pm. She invited Board members to attend.

CDBG: M. Scarinzi said Jennings Environmental Management has advised her they would have design documents completed this week. JG Construction continues to take care of property maintenance.

50 Front Street: M. Scarinzi said things keep progressing. The estimated timeframe to close the sale is late September. Expected project timeframe remains: abatement – fall, demo – winter and construction begins in spring.

NYMS – Village of Windsor: M. Scarinzi reported all four projects were still going through and environmental compliance checklist review by the State. Once checklists are okayed, all projects will go out to bid. Bidding will take at least a month. It’s anticipated the improvement projects will start in late September/early October.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments.

J. McHenry inquired about the Community Advisory Panel and when it will next meet.

Mayor Richard David, City of Binghamton, spoke about 47 North Street. He said the property comes up a lot in conversations, positively. He said he’s in favor of rehabilitating the property because a lively building is better than a demolition and vacant lot. He said in order to see this project move forward, a public entity needs to take the lead. The Mayor said the City is willing to take title to the property and spearhead the project. He said he believes it’s the Mayor’s responsibility to find a path forward. He said the City would take title, take on the responsibility to maintain the property and buy more time in order to work with community partner to come up with a feasible plan to redevelop the property. Based on the grant funding cycle, he believes a year will be needed to identify funding sources. If after a year no progress is made, he said demolition would be considered. Chairman Martin commended the Mayor and said the City has been a great partner to the Land Bank. E. Miller said she was happy the Mayor stepped forward with this proposal. J. Garnar asked if City Council would need to approve this transaction. The Mayor said yes. C. Papastrat stated he appreciated the Mayor stepping up and said if R. Markoff (North of Main Properties, LLC) purchased, she would not have access to public funding.

6. SHPO Letter Resolution for the Demolition of 117.5 Main Street, Village of Windsor: M. Scarinzi advised that she submitted this project to SHPO for review and clearance to demolish. She said SHPO is ok with going ahead with the demolition but sent a resolution for the Land Bank to sign that ensures the building will be documented to the best of our ability prior to its demolition. Chairman Martin called for a motion. On a motion by E. Miller, seconded by D. Hamlin, motion carried unanimously.

7. Presentation on 47 North Street – North of Main Properties, LLC: In light of the Mayor stepping forward and offering to have the City of Binghamton take title to 47 North Street to allow more time to

identify community partners and funding sources for the rehabilitation of the property, R. Markoff of North of Main Properties requested to table her proposal for the purchase and redevelop the property. J. Garnar asked her if she was comfortable tabling and letting the City take the property. She answered yes.

8. Resolution Authorizing the Selection of North of Main Properties, LLC as Preferred Developer for 47 North Street, City of Binghamton, New York: No action was taken on the resolution authorizing the selection of North of Main Properties, LLC as the preferred developer for 47 North Street. Instead, Chairman Martin asked for a motion to approve the request by North of Main Properties, LLC to table its proposal. On a motion by C. Papastrat, seconded by E. Miller, the motion carried unanimously.

Chairman Martin said the Board would reconvene in early September to take action on the City taking title to 47 North Street. He also said M. Scarinzi would work with the Land Bank attorney and City of Binghamton to move this forward.

9. Executive Session to discuss disposition of 47 North Street, City of Binghamton: Chairman Martin asked for a motion to go into Executive Session. On a motion by D. Hamlin, seconded by J. Garnar, motion carried unanimously.

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

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

11. New Business: There was no new business discussed.

12. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by D. Hamlin, seconded by C. Papastrat, the motion carried unanimously. The meeting adjourned at 4:54 p.m.