

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, October 25, 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, C. Papastrat
Absent: S. Duncan, E. Miller
Staff: M. Scarinzi
CAP: L. Andrascik
Other: P. Ma

1. Call to Order: Chairman Martin called the meeting to order at 3:30 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the August 23, 2016 and September 6, 2016 Board meetings. On a motion by D. Hamlin, seconded by J. Garnar, motion carried unanimously.

3. Chairman's Remarks: 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:

BCLBC Updates: M. Scarinzi said a Community Advisory Panel meeting scheduled has been for November 17 at 4pm at the Library.

She said the Board needs to sign a new Certificate of Incumbency confirming Directors and the Exec Director.

M. Scarinzi announced she will be attending the New York Land Bank Association Fall Summit in Syracuse Thurs & Fri of this week. There are currently 18 approved LB's statewide; a 19th (Sullivan County) just submitted an application to ESD.

Office of the Attorney General Grant: M. Scarinzi told the Board the OAG has offered up to a 6 month extension of our current contract. In order to have it granted, they need to see a re-forecasted scope of projects and budget. M. Scarinzi said she continues to actively seek projects.

47 North Street: She said it's Not yet transferred to the City. The Land Bank attorney is researching the title and doing title abstract as requested by Corp Counsel.

Side Lot Program: M. Scarinzi said the closing for the sale of 20 Pearne Street, Binghamton, the BCLBC's first side lot sale, was scheduled for tomorrow.

Three New Demolition Projects:

- 1605 Davis Avenue (former Christ the King) – She said the 1605 Davis Avenue Demo Project was currently out to bid. Bids due November 2 at 2pm
- 250 Front St, Bing (First Ward Action Council - FWAC) – M. Scarinzi told the Board demolition completed in July and the BCLBC was able to provide funding for site prep for the community garden, which is in process now.
- 117.5 Main St., Windsor – M. Scarinzi told the Board the building was demolished on October 11. She said she was now working on submitting requested information about the building to SHPO.

CDBG: M. Scarinzi said the State Granted a program extension from the State until November 11, 2017, originally expired this November 11. Jennings has completed design documents for remediation of asbestos, lead and mold for both properties, and M. Scarinzi said she's currently working with County purchasing to release bid. She also mentioned getting a budget modification approved so the BCLBC can bring on a housing development partner to oversee the rehabs and provide technical assistance to staff.

50 Front Street: M. Scarinzi said things keep progressing. She said the closing is anticipated in November. The Agency (BCIDA) accepted Newman's PILOT application at its October meeting and is expected to approve it at their November meeting. Expected timeframe is: abatement – fall, demo – winter and construction begins in spring.

NYMS – Village of Windsor: M. Scarinzi reported Main Street projects moving forward. Bid documents are ready but asbestos and lead testing must take place prior to bids going out.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. L. Andrascik briefly mentioned she's noticed the impact of the land bank's work. She said things are looking great and to keep up the good work.

6. Approve the 2017 Operation Budget: M. Scarinzi presented the 2017 operating budget to the Board. Chairman Martin indicated the Finance Committee reviewed the budget prior to bringing it to the full Board. M. Scarinzi answered a couple inquiries from the Board. Chairman Martin called for a motion to approve the 2017 operating budget. On a motion by C. Papastrat, seconded by J. Garnar, the motion carried unanimously.

7. Resolution Authorizing the Executive Director to Execute a Sales Contract with the City of Binghamton for the sale of Multiple Properties: M. Scarinzi told the Board the City approached the BCLBC about acquiring 6 parcels on the City's north side. The City owns a lot of properties and are doing lots of work in that neighborhood. She said it makes sense to have one entity own and maintain those parcels; Broome County is also transferring properties in that neighborhood to the City. The City made a commitment to include the BCLBC in the plans for future development. Chairman Martin called for a motion to approve the resolution. On a motion by D. Hamlin, seconded by J. Garnar, resolution passed unanimously.

The properties are:

ADDRESS	MUNICIPALITY	TAX MAP #	PROPERTY CLASS	PURCHASE PRICE
75 Liberty St.	City of Binghamton	144.83-2-15	Res Vac Land	\$1.00
102 Liberty St.	City of Binghamton	144.75-3-19	Res Vac Land	\$1.00
113 Liberty St.	City of Binghamton	144.75-2-30	Res Vac Land	\$1.00
128 Liberty St.	City of Binghamton	144.75-3-7	Res Vac Land	\$1.00
15 Munsell St.	City of Binghamton	144.83-1-9	Res Vac Land	\$1.00
34 Munsell St.	City of Binghamton	144.83-2-12	Res Vac Land	\$1.00

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

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

10. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by D. Hamlin, the motion carried unanimously. The meeting adjourned at 4:16 p.m.