

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, July 24, 2018 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. Augostini, S. Duncan, D. Hamlin, S. Herz, C. Papastrat, A. Martin, D. Reynolds
L. Shumaker

Absent:

Staff: M. Scarinzi

CAP: K. Kamlet

Other: C. Cramer, J. Solak

1. Call to Order: Chairman Martin called the meeting to order at 3:35 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the May 22, 2018 Board meeting. On a motion by C. Papastrat, seconded by T. Augostini, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin announced Jen Gregory submitted a formal letter stating she was resigning from the Board. He said the County Legislature would be made aware of the resignation so they can start the process of filling the vacancy. He then advanced to the next agenda item. No motion necessary.

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

M. Scarinzi announced starting with the August 28th meeting through the end of the year, Board meetings would take place in the first floor Decker Room of the Library. She told the Board SUNY Broome has a class scheduled for the exhibit room starting with the Fall 2018 semester. She also thanked Board members for their efforts to complete required ABO training. She noted only one more Board member had to complete training.

M. Scarinzi reported the CRI Round 4 funding application has been issued and applications are due September 7th. She said the application will primarily focus on a housing rehab project as well as maintain a demolition component. She intends on presenting the application at the next Board meeting.

M. Scarinzi provided the Board with an update on 3492 Margery Street in the Town of Binghamton. She said the project has been pulled for the time being due to the fact the Town needs to "quiet the deed", a process that could be quite lengthy.

M. Scarinzi informed the Board demolition of the three Town of Union properties (13 Birch, 15 Oakdale and 179 Hudson) is scheduled to start the week of August 6th. She also said a second wave of scattered site demolitions (1625 Pearl-Vestal, 103 Hill-Endicott and 2977 NYS RTE 26-Maine) are scheduled to start in early September. She said she would notify the Board about any press events that are scheduled for the demolitions.

M. Scarinzi updated the Board on the Goodwill Theatre project the BCLBC has partnered on. She told the Board the Theatre is currently seeking remediation estimates and demolition could start as soon as late August/early September.

M. Scarinzi told the Board the Windsor Central School District has experience a delay with closing on the property. Therefore, the project has not yet started but expects to soon.

CDBG: M. Scarinzi informed the Board the BCLBC closed on both houses. She said she was in the process of pulling together the final disbursement request for the grant. Once submitted, the process of closing out the grant will begin.

NY Main Street Project – Village of Windsor: M. Scarinzi reported that all projects are complete and each property owner has received their reimbursements from grant funds. With the Village, the BCLBC has started the process of closing the grant. She advised the Board the Village would like to do a media event showcasing the renovations. She said she would notify the Board when that gets scheduled.

M. Scarinzi concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. J. Solak addressed several topics with the Board including the recent sale of the BCLBC's rehab homes. He indicated he felt the "must live in the home for 5 years" requirement was misrepresented. He commented on the membership of the BCLBC Board of Directors and how he believes there is a conflict of interest with some members, and he commented how the BCLBC website did not have current meeting minutes as required. Board members and staff quickly rebutted that claim and assured J. Solak the minutes on the website were current.

6. Resolution Awarding a Contract for Asbestos Abatement and Demolition of Three Properties: M. Scarinzi told the board and RFB was issued for demolition contractors on July 10. The deadline for bids was July 19. Two bids were received – Gorick Construction Co. and LCP Group. M. Scarinzi presented a letter from our consultant, Keystone Environmental Services, recommending selection of Gorick as the lowest responsible bidder with a bid of \$32,550. Chairman Martin called for a motion to approve a resolution awarding a contract for asbestos abatement and demolition of three properties to Gorick Construction Co. On a motion by D. Reynolds, seconded by T. Augustini, motion carried unanimously.

7. Purchase Proposal for 34 Jarvis Street, City of Binghamton: M. Scarinzi told the Board the BCLBC took title to 34 Jarvis Street from the City of Binghamton in May 2018. This property was part of a four-property demolition project in late 2017 that the BCLBC partnered on with the City. The BCLBC issued an RFP for the purchase and redevelopment of 34 Jarvis on June 19th. A legal notice was published in the Press & Sun Bulletin, the Executive Director emailed the RFP directly to three parties which expressed an interest in the property at the time of its demolition, and the RFP was also posted on Empire State Bidding. Proposals were due July 17th. Only one proposal, from Rogers Service Group, was received for the purchase and redevelopment of 34 Jarvis Street. Rogers owns adjacent vacant land to 34 Jarvis and proposes to construct three separate warehouse facilities on this vacant land, which would include 34 Jarvis – if approved. They hope to break ground in spring/summer 2019 but it will be

dependent on the local economy and customer requirements. Offered purchase price was \$5,200. After a brief discussion, Chairman Martin called for a motion authorizing the Executive Director to enter into a sales contract with Rogers Service Group, 245 Clinton Street, City of Binghamton for the sale of 34 Jarvis Street, City of Binghamton to for the price of \$5,200 (Five Thousand Two Hundred Dollars). On a motion by C. Papastrat, seconded by T. Augostini, motion carried unanimously.

8. Side Lot Purchase Application – 29 Lydia Street, City of Binghamton: M. Scarinzi told the Board in late May she sent letters and side lot purchase applications to property owners adjacent to three vacant lots recently acquired from the City of Binghamton. The lots are 50 Thorp, 40 Julian and 29 Lydia. She said the application submittal deadline was June 26. She said she received only one side lot purchase application for one lot – 29 Lydia, City of Binghamton. She presented the side lot purchase application from Steven J. Ritter for 29 Lydia Street. She informed that Board the applicant owned several properties within the City and many had open code violations. She said, per its disposition policy, the BCLBC cannot sell property to property owners who have open code violations. Based on the policy, M. Scarinzi recommended rejecting the side lot purchase application from Mr. Ritter. After a brief discussion, Chairman Martin requested a motion to reject the side lot purchase application from Mr. Steve J. Ritter for the purchase of 29 Lydia Street, City of Binghamton. On a motion by S. Duncan, seconded by C. Papastrat, motion carried unanimously.

9. Executive Session: The Board did not enter Executive 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 C. Papastrat, seconded by D. Reynolds, the motion carried unanimously. The meeting adjourned at 4:21 p.m.