

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 28, 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. Augustini, S. Duncan, C. Papastrat, A. Martin, D. Reynolds  
Absent: D. Hamlin, S. Herz, L. Shumaker  
Staff: M. Scarinzi  
CAP: K. Kamlet, J. Moody  
Other: C. Cramer, A. Johnson, G. Kniffen, S. Valerio, P. Wade, K. Yard

1. Call to Order: Chairman Martin called the meeting to order at 3:37 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the July 24, 2018 Board meeting. On a motion by T. Augustini, seconded by C. Papastrat, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin made only a few remarks and 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 reminded the Board that all meetings through the end of the year would take place in the first floor Decker Room of the Library.

*CDBG:* M. Scarinzi informed the Board the CDBG program is done. She said she's waiting on the State to start the closeout process.

*NY Main Street Project – Village of Windsor:* M. Scarinzi announced the project was officially deemed complete and closed-out by the State. 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 informed the Board all three Town of Union properties (13 Birch, 15 Oakdale and 179 Hudson) have been demolished. She said the project is now in the closeout phase where Keystone is working with Gorick to complete submittals and finalize site work. It should all be complete by end of September.

M. Scarinzi said the demolition contract for the next set of three scattered-site demolitions will be awarded later in the media but informed the Board the demolitions are scheduled to start the week of September 17.

M. Scarinzi told the Board the renovation of 47 North Street is progressing well. The scaffolding has been removed from the exterior and it's looking beautiful. Interior work continues.

M. Scarinzi updated the Board on the Goodwill Theatre project the BCLBC has partnered on. She told the Board the Theatre has selected a remediation contractor and is moving forward. Demolition of properties likely in late September/early October.

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.

M. Scarinzi presented the project concept for the Land Bank Community Revitalization Initiative (CRI) funding application that is due September 7. The project includes three components: a residential rehabilitation program where up to six residential properties within the City of Binghamton will be rehabilitated and sold as affordable housing opportunities, a demolition component to continue the BCLBC's successful county-wide demolition program. M. Scarinzi is proposing up to six demolitions. The final component is administrative funds to assist with the operational costs of the BCLBC.

M. Scarinzi concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. K. Kamlet inquired about current CRI funding and the BCLBC's plan to spend it down. J. Moody said any properties rehabbed through the CRI rehab project would need to be reassessed, which could cause issues for them remaining affordable due to possible property tax increase. A. Johnson inquired about where the BCLBC would be getting the properties and how the community would be engaged. P. Wade mentioned he was Mayor of Bainbridge in Chenango County and would like to learn more about land banks. K. Yard inquired about how to get involved with BCLBC, and an open call for Community Advisory membership was discussed briefly.

6. Approve Proposed Projects for Submittal for the 2019-2020 Land Bank Community Revitalization Initiative: Having presented the proposal projects during her Executive Director's report, M. Scarinzi briefly summarized the application. After a brief discussion, Chairman Martin called for a motion to approve the proposed projects for submittal for the 2019-2020 Land Bank Community Revitalization Initiative. On a motion by S. Duncan, seconded by D. Reynolds, motion carried unanimously.

7. Resolution Awarding a Contract for Demolition of Three Residential Properties: M. Scarinzi told the board an RFB was issued for demolition contractors on July 30. The deadline for bids was August 21. Two bids were received – Gorick Construction Co. and LCP Group. M. Scarinzi presented a letter from our consultant for the project, Delta, recommending selection of LCP Group as the lowest responsible bidder with a bid of \$24,000. Chairman Martin called for a motion to approve a resolution awarding a contract for demolition of three residential properties to LCP Group. On a motion by D. Reynolds, seconded by S. Duncan, motion carried unanimously.

8. Resolution Authorizing the BCLBC to Transfer 1605 Davis Avenue in the Town of Union to Triumphant Life Church, Inc. in Exchange for 1701 Davis Avenue and 520 Fairmont Avenue in the Town of Union: M. Scarinzi requested authorization from the Board to transfer 1605 Davis Avenue, specifically lots 70, 71, 74 and 75 from tax map number 158.05-3-12 to Triumphant Life Church, Inc., in exchange for 1701 Davis Avenue and 520 Fairmont Avenue, tax map numbers 158.05-3-14 and 158.05-3-13,

respectively. After some discussion, Chairman Martin requested a motion to approve a resolution authorizing the BCLBC to transfer 1605 Davis Avenue (lots 70, 71, 74 and 75) in the Town of Union to Triumphant Life Church, Inc. in Exchange for 1701 Davis Avenue and 520 Fairmont Avenue in the Town of Union. On a motion by S. Duncan, seconded by D. Reynolds, motion carried unanimously.

9. Resolution to Approve Proposed Demolition Project for the 2017-2018 Land Bank Community Revitalization Initiative: M. Scarinzi

10. Corporate Resolution for Sale of Real Estate: M. Scarinzi explained the attorney for the buyers of 117 Lagrange Street requested the Board pass a resolution stating the Executive Director is authorized to sell, convey and transfer title of real estate. She read the requested resolution to the Board. Chairman Martin requested a motion to approve the Corporate Resolution for the Sale of Real Estate. On a motion by D. Reynolds, seconded by T. Augustini, motion carried unanimously.

11. Resolution for Sale of Real Estate: M. Scarinzi requested approval of a resolution for the sale of real estate, specifically 34 Jarvis Street in the City of Binghamton. At its July 24<sup>th</sup> meeting, the Board approved the sale of 34 Jarvis Street to Rogers Service Group. This resolution clarified the property is being sold to FRGK Realty, LLC, an affiliate of Rogers Service Group. Chairman Martin requested a motion to approve the resolution for the Sale of Real Estate. On a motion by C. Papastrat, seconded by T. Augustini, motion carried unanimously.

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

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

14. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by S. Duncan, the motion carried unanimously. The meeting adjourned at 4:58 p.m.