

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, June 25, 2019 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. Abdelazim, T. Augostini, S. Duncan, C. Dziedzic, D. Hamlin, C. Marchuska, A. Martin, C. Papastrat
Absent: L. Shumaker
Staff: M. Scarinzi
CAP: M. Callahan, N. Pappas
Other: C. Cramer

1. Call to Order: Chairman Martin called the meeting to order at 3:33 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the May 28, 2019 Board meeting. On a motion by C. Dziedzic, seconded by T. Abdelazim, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin welcomed new Board Member, Christine Marchuska and asked her to say a few words. Following the brief introduction, Chairman Martin 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 stated the Margery Street TOB demolition project has been completely closed out. All project activities have successfully concluded, and all invoices have been paid out. She said she is still planning on issuing an RFP for redevelopment of the property.

Vestal Gateway Project: She stated sign production was slightly delayed due to a delay with the sign supplies order, but the project was moving ahead.

5 Crandall Street project has experienced delays as costs for the project are coming in higher than anticipated. She said First Ward Action Council continues to work to find affordable materials to complete the project.

M. Scarinzi reported that pre-development work on the three-property rehabs within the City of Binghamton was complete. She said drawings were completed for 32 Hayes and 76 Park, and drawings for 3 King were being finalized. Scopes of work for each project would be drafted over the next several weeks. Once scopes are complete, the projects would go out to bid.

M. Scarinzi concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. Hearing none, Chairman Martin moved to the next agenda item.

6. Resolution Authorizing the Acquisition of Properties from Broome County: M. Scarinzi requested authorization from the Board to acquire 2339 Oswego Street in the Town of Binghamton and 147 & 151 Front Street in the Town of Vestal from Broome County. All three properties were foreclosed on by Broome County. The total cost of acquisition was \$2.00. M. Scarinzi explained each property would be purchased for the purpose of demolition. Chairman Martin requested a motion to authorize the acquisition of properties from Broome County. On a motion by T. Abdelazim, seconded by S. Duncan, motion carried unanimously.

7. Resolution to Approve a Proposed Demolition Project – 2339 Oswego Street, Town of Binghamton: M. Scarinzi presented an overview of the 2339 Oswego Street demolition project. She said the Town had originally submitted this as a demolition project in January 2018, but the property only recently became available through foreclosure. The building has been condemned by the Town. N. Pappas, Town of Binghamton Code Officer, stated he knows of a few individuals interested in the lot post-demolition and that the Town of Binghamton would maintain the property post-demolition. Estimated total project cost was \$17,350. Chairman Martin called for a motion approving the resolution to approve the proposed demolitions of 2339 Oswego Street in the Town of Binghamton. On a motion by S. Duncan, seconded by C. Dziedzic, motion carried unanimously.

8. Resolution to Approve a Proposed Demolition Project – 147-151 Front Street, Town of Vestal: M. Scarinzi presented an overview of the 147-151 Front Street demolition project. She said they are attached row buildings located within one of Vestal's business districts. The buildings have been vacant for at least five years and have deteriorated greatly due to years of neglect. Vestal Code Officer has told the BCLBC he will issue condemnation letter once the BCLBC holds title. Estimated total project cost was \$48,347. Chairman Martin called for a motion approving the resolution to approve the proposed demolition of 147-151 Front Street in the Town of Vestal. On a motion by T. Augostini, seconded by C. Marchuska, motion carried unanimously.

9. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of a Side Lot at 1223 Vestal Avenue in the City of Binghamton: M. Scarinzi presented the Residential "Side-Lot" Purchase Application from Roger and Corina McCallum for the purchase of 1223 Vestal Avenue in the City of Binghamton for an offered price of \$501. After a brief discussion, Chairman Martin called for a motion to approve the resolution authorizing the Executive Director to execute a sales contract for the sale of a side lot at 1223 Vestal Avenue in the City of Binghamton. On a motion by C. Dziedzic, seconded by D. Hamlin, motion carried unanimously

10. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by C. Dziedzic, the motion carried unanimously. The meeting adjourned at 4:36 p.m.