

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, September 24, 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, C. Dziedzic, D. Hamlin, C. Marchuska, A. Martin, C. Papastrat
Absent: S. Duncan
Staff: M. Scarinzi
CAP: M. Callahan, M. Irwin, J. Moody
Other: J. Bernardo, C. Cramer

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 23, 2019 Board meeting. On a motion by C. Dziedzic, seconded by D. Hamlin, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin recognized Linda Shumaker, from Board member who recently resigned. He presented her with a Certificate of Appreciation. Ms. Shumaker made a few comments before 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 reminded Board members to complete mandated NYS Sexual Harassment training by September 30, 2019.

M. Scarinzi stated the Vestal Gateway sign was complete and has been installed. She said a date for an unveiling and press conference was being scheduled and once it was scheduled, information would be sent to Board members.

M. Scarinzi told the Board the fence at 5 Crandall has been about 85% installed. She said the only things remaining was for trees to be planted and free water access to be hooked up by the City. Then the rest of the fence, including from gate, can go in.

M. Scarinzi concluded by reviewing the financial statement.

M. Scarinzi told the Board the 32 Hayes Street rehab project is awaiting final ok of scope and proforma prior to getting the greenlight to move forward. The proforma for the 76 Park rehab project is being finalized to be sent to Enterprise for approval and to give the project the greenlight. The 3 King rehab

project is a little behind the others. The drawings are complete and the scope is being drafted. Once scope is complete, FWAC will put it out to bid.

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 Executive Director to Enter into a Co-Developer Agreement with The SEPP Group for the Rehabilitation and Sale of Real Property Acquired by the Broome County Land Bank: M. Scarinzi stated she issued an RFQ for co-developer on July 25. She informed the Board she received only one submission from The SEPP Group. She said a committee of the Board interviewed SEPP on September 18th. She said the committee recommends authorizing the Executive Director to enter into a Co-Developer agreement with SEPP. C. Papastrat, member of the review committee reiterated what M. Scarinzi said and confirmed the committee's recommendation. After a brief discussion, Chairman Martin requested a motion to approve the resolution. On a motion by C. Marchuska, seconded by D. Hamlin, motion carried. T. Augostini abstained because he serves as Treasurer on the SEPP board.

7. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of a Side Lot at 2339 Oswego Street in the Town of Binghamton: M. Scarinzi presented the Residential "Side-Lot" Purchase Application from Yaron and Alice Kweller for the purchase of 2339 Oswego Street in the Town of Binghamton for an offered price of \$500. She stated, if approved, the sale would be made between the BCLBC and only Alice Kweller because she alone is listed as the sole owner of the adjoining property and all names on titles must match. 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 2339 Oswego Street in the Town of Binghamton. On a motion by C. Dziedzic, seconded by T. Augostini, motion carried unanimously.

8. Resolution to Approve a Proposed Demolition Project – 149 Endwell Street in the Town of Union: M. Scarinzi presented an overview of the proposed demolition project at 149 Endwell Street in the Town of Union. She stated the property is a property tax foreclosure the Town of Union is acquiring from Broome County. Per Town Code, the structure has been vacant for a least eight years and has been condemned as an unsafe structure. This structure is the last standing structure in an area, near the former BAE plant, that has been targeted for redevelopment by The Agency and the Town of Union and is considered a key component to the project. Once the Town has title, it plans on transferring it to the BCLBC for the purpose of demolition. Estimated total project cost is \$24,501. After some discussion, Chairman Martin asked for a motion to approve the resolution. On a motion by T. Abdelazim, seconded by T. Augostini, motion carried unanimously.

9. Resolution Authorizing the Acquisition of a Property from the Town of Union - 149 Endwell Street: M. Scarinzi stated this resolution request is directly related to the last agenda item presented and approved. She reiterated that the transfer of property to the BCLBC is pending the Town closing on the property with the County. Once BCLBC has title, the demolition project can commence. Chairman Martin request a motion to approve the resolution. On a motion by C. Dziedzic, seconded by D. Hamlin, motion carried unanimously.

10. New Business: M. Scarinzi announced to the Board she was resigning from position of Executive Director of the Broome County Land Bank effective October 7. Chairman Martin stated he would be sending around the job description for Executive Director Board members over the next days to gather feedback prior to commencing the search for a new Director.

11. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Dziezic, seconded by C. Papastrat, the motion carried unanimously. The meeting adjourned at 4:31 p.m.