

A regular meeting of the Broome County Land Bank Corporation was convened in public session remotely through Zoom Video Conferencing on Tuesday, April 20, 2021 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 (left at 4:00 p.m. due to conflict) , T. Augostini, K. Davis, M. Decker, C. Dziedzic, A. Martin, C. Marchuska, M. Sopchak

Absent:

Staff: J. Haas

CAP: M. Callahan

Other: K. Beebe, C. Cramer, V. Gialanella

1. Call to Order: Chairman Martin called the meeting to order at 3:36 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the March 23, 2021 Board Meeting. On a motion by M. Sopchak, seconded by T. Abdelazim, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin expressed to the Board that he visited the 3 King Avenue and 124 Gaylord Street sites with J. Haas the week prior to check on the progress of each project. He advised the Board to reach out to J. Haas if they would like to visit a project site. Chairman Martin closed his remarks with an announcement that Board member Sophia Resciniti had resigned, and any specific questions can be directed toward her.

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

33 Linden Street Rehabilitation Project: The City of Binghamton is in possession of the CHDO HOME Agreement between First Ward Action Council and the City. The City's HUD Programs Administrator is awaiting a response from HUD regarding FWAC's preferred avenue of service procurement, specifically pre-selecting a general contractor to comply with the strict time frame and lead remediation requirements in place by HOME. J. Haas has the Land Bank's legal counsel doing a final review of the Land Bank's supplemental agreement with FWAC and his office is compiling the transfer paperwork.

124 Gaylord Street Rehabilitation Project: J. Haas reported that work is approximately 1/3 of the way completed. Chairman Martin and J. Haas completed a site visit late last week to observe on-going construction and take progress photos for Enterprise. The contractor was able to salvage the detached garage and back patio area. Both were in significant disrepair due to years of neglect but the refurbished features add value to the Land Bank's resale. FWAC expects the contractor to submit his first draw later this week after the framing for the front porch is in place. J. Haas reminded the Board to keep in mind the

City's First Time Homebuyer's program. The Land Bank's prospective buyers automatically qualify for the program.

15 Birch Street Rehabilitation Project: J. Haas reported that L2 Architectural Studios are working on their drawings. The completion date in their contract is May 7th. After drawings are complete, FWAC will create a scope of work and she will bring both to the Board for approval.

J. Haas asked the Board if she could discuss specifics regarding upcoming demolition projects during their respective agenda item. The Board members agreed.

J. Haas briefed the Board on updates related to the 3 King Ave Redevelopment Project. She reminded the Board that she emailed a copy of the developer's second progress report. Similarly, to the Land Bank's practice with the first progress report, SEPP Group accompanied J. Haas on a site visit shortly after the second progress report was submitted and the work was verified. The developer's third progress report is due on May 7th. The developer is in progress of procuring a spray foam insulation and roofing company to complete Stage 2 of construction. Once a work item is complete, J. Haas has asked the developer to submit a disbursement request, SEPP will accompany her to verify the work has been completed, she will check with Code Enforcement that they have verified the work item is up to code, then the Land Bank will issue a subsidy check for 71% of that work item until the total reaches \$75,000. She will let the Board know when the Land Bank begins to issue subsidy checks to the developer.

J. Haas moved on to current side lots. The one vacant lot the Land Bank has remaining is 147-151 Front Street in Vestal. She is working on an RFP to bring on a commercial realtor and will provide a copy to the Board prior to issuing.

J. Haas touched on Enterprise updates regarding the Land Bank's Round 4 CRI deliverables. Taking into consideration the Land Bank's extension request, the deliverables include acquiring 11 properties, demolishing eight and rehabilitating six. The Land Bank has since achieved 100% of the acquisitions. The Land Bank has achieved 50% of the demolitions with the other 50% to be completed within the next few weeks to close out that deliverable in the CRI grant. Lastly, the Land Bank has completed 40% of the rehabilitations with the remaining four in progress (two in construction and two in pre-development stages).

J. Haas reported on a few Administrative/Housekeeping items. She informed the Board that she attended the Town of Union Work Session in April 7th to present an abbreviated version of the Land Bank's 2020 annual report. She thank Tom Augostini for making that possible. She also attended an Endicott Rotary meeting on April 8th to chat with their members about the Land Bank and the Land Bank's projects in the Town of Union and Endicott. She also spoke about the Land Bank's upcoming projects. She thanked Mike Sopchak for scheduling her.

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

6. Resolution Awarding a Contract for Asbestos Abatement, Demolition and Limited Site Work at 5 Vacant Residential Properties in Broome County to Gorick Construction Co., Inc. (Resolution 2021-10):

J. Haas reviewed the bid tabulation sheet and Gorick Construction's proposal for the demolition of 1944 North Road and 2300 Owego Road in the Town of Vestal, 108 Roosevelt Avenue in the Village of Endicott, 1215 Nanticoke Drive in the Town of Union and 22 Fuller Street in the Town of Dickinson with the Board. She expressed that Gorick's bid was the lowest cost proposal received and the Land Bank's term contractor, Keystone Environmental, made a recommendation to award the contract to Gorick. After

a brief discussion, Chairman Martin called for a motion to award a contract for asbestos abatement, demolition and limited site work at 5 vacant residential properties in Broome County to Gorick Construction Co., Inc. On a motion by M. Sopchak, seconded by T. Augostini, motion carried unanimously.

7. Upcoming Funding Opportunities: J. Haas discussed several funding opportunities with the Board. There is a Bank of American Grant opportunity open from June 1st to June 26th that can be used toward affordable housing activities. She does not know much about the application as it is not open yet. She expressed to the Board that she believes the Land Bank would be able to apply for funds up to \$50,000. J. Haas moved onto the recent CDBG CARES 2020 funding available through the Office of Homes and Community Renewal. \$60 million is available to municipalities. The focus of applications needs to be in response to or prevent of COVID-19 related crises. One of the activities permitted is rehabilitation of existing structures for affordable housing. She has since contacted the City of Binghamton and Town of Union to gauge their interest in a partnership for such activities. She is awaiting a response back. Lastly, she reviewed with the Board about \$25 million available in the recently passed NYS budget. It's unclear at this time if the funding will be made exclusively available to Land Banks or if the funding will be available for any organization.

8. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Marchuska, seconded by C. Dziedzic, the motion carried unanimously. The meeting adjourned at 4:18 p.m.