

A regular meeting of the Broome County Land Bank Corporation was convened in public session remotely through Zoom Video Conferencing on Tuesday, September 28, 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, T. Augostini, K. Davis, M. Decker, A. Martin, C. Marchuska, M. Sopchak

Absent: C. Dziedzic

Staff: J. Haas

CAP: M. Callahan

Other: S. Brooks, M. Ponticello, C. Wagner

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 July 27, 2021 Board Meeting. On a motion by M. Sopchak, seconded by K. Davis, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin expressed to the Board that the 3 King Avenue press conference was a success. The Land Bank has enjoyed working with Bob Chan from Vision Build Holdings Binghamton, LLC.

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

33 Linden Street Rehabilitation Project: The property is in First Ward Action Council's title and a contract has been signed with Clearview Door & Window for the general construction. Keystone Environmental is drafting a lead plan to comply with federal CHDO HOME requirements.

124 Gaylord Street Rehabilitation Project: Metro Interfaith is vetting the first viable offer received. The offer was full asking price at \$99,000 contingent upon inspections. J. Haas reported that her expectation is to bring a resolution to the Board to sell the property at their October 12th meeting.

15 Birch Street Rehabilitation Project: Asbestos abatement is being completed this week and general construction is going out to bid shortly.

J. Haas reviewed some updates regarding the upcoming round of demolition projects. The Board approved acquisition and subsequent demolition projects for 179 Main Street in the Town of Kirkwood and 330 NYS Route 79 in the Town of Colesville during the July 27th meeting. At today's meeting, the Board will formally consider acquisition and subsequent demolition of 125 Nowlan Road in the Town of Fenton. She reminded the Board that they provided informal approval in early August in order to move forward with the Land Bank's Environmental Term Contractor. The bid package was issued the week prior and she participated in a pre-bid meeting earlier in the day at Delta Engineers' offices in Endwell.

Final sealed bids are due on October 5th by 2:00 p.m. The Board will then meet on October 12th to award a demolition contract.

J. Haas briefed the Board on updates related to the 3 King Ave Redevelopment Project. The project is officially complete and the press conference was a success. She is now working with Bob to identify eligible tenants who meet HUD's income and affordability guidelines.

J. Haas briefed the Board on the status of current side lot sales. 1215 Nanticoke Drive in the Town of Union and 1944 North Road in the Town of Vestal are officially transferred. 22 Fuller Street in the Town of Dickinson is in progress. 108 Roosevelt Avenue in the Village of Endicott is on today's agenda and 2300 Owego Road has not received interest. J. Haas asked the Board to forward any ideas they have for disposition to her.

J. Haas reported on two Administrative/Housekeeping items. She reminded the Board that the Land Bank did not receive a response to the recent Legacy Cities Access Program RFP that was issued. The next steps are to contract DHCR to identify an alternative approach to administering the program if a viable application can be submitted and the Land Bank is awarded. She also reminded the Board that the Authorities Budget Office requires the next fiscal year budget report be submitted by October 31st each year. She has contacted the members of the Finance Committee to schedule a meeting to review the proposed 2022 budget. This meeting is scheduled for October 12th, 2021 at 3:00 p.m. which precedes the October Board meeting by 30 minutes.

J. Haas closed with the financial report.

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

6. Resolution Authorizing the Acquisition of Properties from Broome County (Resolution 2021-19): J. Haas listed the three properties to be acquired in "Exhibit A": 21 Walnut Street and 61 Park Avenue in the City of Binghamton and 125 Nowlan Road in the Town of Fenton. 21 Walnut Street and 61 Park Avenue are to be acquired with the intent to include them in an application to Legacy Cities while 125 Nowlan Road will be demolished. Acquisition costs will be \$1 each. Chairman Martin thanked the County Executive's Office and Legislature for working with the Land Bank to negotiate the acquisition prices. Chairman Martin then requested a motion to authorize the acquisition of properties from Broome County for the purposes of rehabilitation and demolition. On a motion by T. Abdelazim, seconded by M. Sopchak, motion carried unanimously.

7. Resolution to Approve a Proposed Demolition Project – 125 Nowlan Road, Town of Fenton (Resolution 2021-20): J. Haas briefed the Board on where the property is located and what kind of condition exists. The property is located off of Chenango Street in the Town of Fenton. Town Code Enforcement has structurally condemned the property due to internal deterioration of the structure. The basement suffered severe water damage due to a pipe burst in 2017. J. Haas expressed that she had mailed side lot interest letters to nearby property owners and had received interest from an adjacent neighbor. J. Haas concluded with the estimated project budget of \$18,501. Chairman Martin requested a motion to approve a proposed demolition project at 125 Nowlan Road in the Town of Fenton. On a motion by M. Decker, seconded by C. Marchuska, motion carried unanimously.

8. Resolution Authorizing the Executive Director to Enter into an Agreement with the Village of Deposit to Utilize a Portion of the Land Bank's Tipping Fee Allocation for the Demolition of 125 Front Street, Deposit, New York (Resolution 2021-21): J. Haas informed the Board that Mayor Bryan Moore from the

Village of Deposit reached out to the Land Bank for assistance with a demolition project at 125 Front Street in Deposit. Chairman Martin and J. Haas revisited an agreement the Land Bank executed with the Goodwill Theatre in late 2020 that allowed the GWT to utilize a portion of the Land Bank's tipping fee allocation. She reminded the Board that the Land Bank has access to \$30,000 each year and that she does not expect the Land Bank to use it prior to December 31st. The tipping fee estimate is \$17,000 and the demolition is scheduled for Monday, October 4th, 2021. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to enter into an agreement with the Village of Deposit to utilize a portion of the Land Bank's tipping fee allocation for the demolition of 125 Front Street, Deposit, New York. On a motion by T. Abdelazim, seconded by K. Davis, motion carried unanimously.

9. Executive Session to Discuss the Disposition of Real Property: J. Haas requested the Board enter executive session to discuss the next agenda item. Chairman Martin requested a motion to enter executive session to discuss the disposition of 108 Roosevelt Avenue in the Village of Endicott. On a motion by M. Sopchak, seconded by T. Abdelazim, motion carried unanimously. Time: 4:16 p.m.

Chairman Martin requested a motion to resume regular session. On a motion by C. Marchuska, seconded by M. Decker, motion carried unanimously. Time: 4:27 p.m.

10. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 108 Roosevelt Avenue in the Village of Endicott to Monroe Street Endicott, LLC (Resolution 2021-22): J. Haas reviewed the side lot purchase application submitted by Monroe Street Endicott, LLC. She conducted due diligence to determine that the proposed purchaser is up to date on property and school tax payments as well as does not have a history of code violations. J. Haas recommended sale of 108 Roosevelt Avenue to Monroe Street Endicott, LLC. After a brief discussion, Chairman Martin called for a motion to authorize the Executive Director to execute a sales contract for the sale of 108 Roosevelt Avenue in the Village of Endicott to Monroe Street Endicott, LLC. On a motion by M. Sopchak, seconded by C. Marchuska, motion carried unanimously.

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