

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 January 20, 2015 at 3:35 p.m., local time.

The meeting was called to order at 3:35 p.m. and the following Directors of the Corporation were:

PRESENT: Aaron Martin, Chairman  
Jason Garnar  
David Hamlin  
Elaine Miller, Secretary  
Erik Miller  
Chris Papastrat

ABSENT: Kevin McLaughlin, Treasurer

OTHER: Stacey Duncan, Executive Director

The following members of the Community Advisory Panel were present:

C. Dzedzic

Chairman's Remarks: Martin noted that the purpose of the meeting was to approve a resolution to accept an award from the NYS Attorney General's office to begin projects in the Northside of the City of Binghamton. Martin noted that the resolution comes after much discussion with the AG, County and City regarding how best to use the reduced award.

Martin also thanked the Board for their participation in the Strategic Plan pre-planning session with Susan Payne, noting that the development of a strategic plan will help the Board outline future projects.

Executive Director's Report: Duncan offered updates on the following:

Audit Services: Duncan has received three proposals for Audit Services FYs 2014-2016. These were from Piaker & Lyons, PC, The Bonadio Group and Tosky & Co. Duncan will forward the information to the Audit & Finance Committee for review.

Resolution to accept an award of \$805,401 from the Office of the NYS Attorney General Land Bank Community Revitalization Initiative.

Discussion: Duncan provided a copy of the resolution and proposed uses of the AG funds. Approximately \$250,000 was budgeted (FYs 2015, 2016) for administrative costs including personnel and operational expenses. Approximately \$300,000 was budgeted for work related to 435 State St. or the former Big Lots building. This would include all environmental and site assessments and potential abatement or repairs to maintain the structural integrity of the building. All expenses will require AG approval.

Lastly, approximately \$255,000 was budgeted for the acquisition and demolition of eight properties in the City of Binghamton. Hamlin noted that the County will begin to pull water

meters in these properties. It is estimated that acquisition and demolition will begin in Q3 of 2015.

Other discussion included the market project. Garnar recommended that the Board invite the developer of the proposed grocery/plaza to an upcoming Board meeting for a status update on the project. Duncan noted that all of the work to be done on the building will be to make the property more commercially viable, but not project specific.

Following the discussion, Martin asked for a motion to approve the resolution. Elaine Miller made a motion, seconded by J. Garnar. The motion was passed 6-0.

The Board then went into Executive Session 4:03 p.m. Martin asked for a motion to come out of executive session at 4:27 p.m. Hamlin made a motion seconded by Elaine Miller.

New Business: Martin noted that the regularly scheduled February Board meeting is the Annual Meeting. This would require the BC Legislature to appoint Board members for the next three-years.

Martin polled the group to see if there was a need to hold the regularly scheduled Board meeting on January 27, 2015. Given that there would be no proposed resolutions, it was decided to cancel the meeting.

Adjournment: Elaine Miller made a motion to adjourn, which was seconded by Garnar. Meeting adjourned at 4:43 p.m.