

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 Wednesday, June 24, 2015, 2015 at 3:35 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: J. Garnar, D. Hamlin, A. Martin, Elaine Miller, C. Papastrat

CAP: L. Andrascik, C. Dziedzic, K. Kamlet, J. Moody

Other: J. Roby

Call to Order: A. Martin called the meeting to order at 3:35 p.m.

Approval of Minutes from the April 28, 2015 Board meeting: A. Martin asked for a motion to approve the minutes from the April 28, 2015 Board meeting. On a motion by C. Papastrat, seconded by J. Garnar, motion carried 5-0.

Chairman's Remarks: A. Martin asked the Directors to please arrive on time to Board meetings, which is typically 3:30 p.m. He also mentioned updates would be coming to the land bank website and thanked J. Garnar for bringing the needed changes to the Board's attention. A. Martin also commented on the revised agenda. He pointed out that the Public and Community Advisory Panel Comments have been moved closer to the beginning. This was a result of the Board's strategic planning sessions. A. Martin also noted that an Executive Session had been added to the day's agenda.

Executive Director's Report: M. Scarinzi presented updates on the following items:

NYS OAG: With the sale of 435 State Street to the City of Binghamton, M. Scarinzi reported that the Attorney General's office gave the ok for the Broome Land Bank to reallocate grants funds originally earmarked for the former Big Lots project to other demolition projects within Broome County. Scarinzi said a revised budget and revised project scope will need to be submitted to the NYS OAG once additional projects are added.

M. Scarinzi advised the Board that she would be developing an application for projects due to an increased volume of projects being passed along to the Land Bank. With the application, Scarinzi is hoping to provide the Board with a better way to review each potential property/project and evaluate them based on their merits. Elaine Miller stated she thought it was a great idea and suggested the Land Bank's mission be put on the application and the applicant be asked how the project will further the mission. She also recommended a scoring system. C. Papastrat said to check with the City because the City uses an app that asks about owner occupancy, which is an important factor for the City. A. Martin said stating an end use/end result should be part of the application, and J. Garnar said he would like to see leveraged funds.

Scarinzi noted that there was a discrepancy in the acquisition cost of the eight residential properties between the Broome Legislature resolution and the Broome Land Bank resolution. She advised that the

Broome Legislature will be forwarding a resolution in July to fix the discrepancy, amending the cost to \$80,000. In anticipation of taking title to these properties, M. Scarinzi told the Board she is seeking insurance quotes for the properties. She has obtained one and is waiting for at least on more.

M. Scarinzi told the Board the residential properties will each need to have an environmental review completed, as well as an asbestos survey and, during demolition, asbestos air monitoring. M. Scarinzi said that she and A. Martin had met with Jennings Environmental, piggy-backing on the County's term contract, and asked them to put a scope of work together and a provide the Land Bank with a proposal. M. Scarinzi advised the Board the proposal would be forthcoming.

NYS CDBG: M. Scarinzi told the Board she recently sat with D. Hamlin, Broome County Real Property, to start the process of selecting properties for rehabilitation using NYS CDBG grant funds.

50 Front Street: M. Scarinzi told the Board she, A. Martin and The Agency staff met with the preferred developer, Newman Development Group, in late May. She told the Board the meeting went well and she expects the developer will have revised site plans at any time. The Agency and Land Bank are also working with SHPO, providing information and photos, to get a determination on whether or not 50 Front Street has any historical significance.

NYLBA: M. Scarinzi informed the Board that the State Senate and Assembly passed legislation impacting land banks. She said the legislation still needs the Governor's signature. If signed, the legislation would exempt land banks from recording charges for all documents filed by or on behalf of land banks with County Clerk. It would also address the disposition conflict between the Land Bank Act and the Public Authorities Law, making an amendment to the Land Bank Act stating section 1609 of the Act would supersede section 2897 of the Public Authorities Law. M. Scarinzi mentioned there was other legislation pending with the State legislature but was unsure of its status. The pending legislation deals with environmental liability of land banks. J. Garnar mentioned he had heard from Assemblywoman Donna Lupardo that the legislation had passed and he advised he would forward M. Scarinzi the details in an email.

Outreach: M. Scarinzi concluded her report by mentioning community outreach. She said she had already heard from several municipalities and groups. She mentioned already meeting with the Village of Windsor and Town of Kirkwood, and speaking by phone to groups such as VINES and First Ward Action Council. She expressed to the Board and other guests in attendance she would be more than willing to present to any group.

Public/Community Advisory Panel: Prior to asking for comments, A. Martin stated there was an updated financial statement in the packet for review. He then proceeded to ask for public or CAP comments. After a brief discussion about the environmental liability legislation mentioned during the Executive Director's report, CAP member, K. Kamlet, said he would be happy to address the Land Bank about environmental liability at a future meeting.

Resolution to Approve Administrative Services Agreement with Broome County: A. Martin presented the proposed Administrative Services Agreement between the Broome County Land Bank and Broome County. He told the Board the previous agreement with The Agency expired in April 2015. A. Martin said the Broome County Legislature approved the proposed agreement in May and now it needs Land Bank approval. CAP member, K. Kamlet, asked if the agreement provides any secretarial support. A. Martin replied no. There are no means to hire at this time. Following the discussion, A. Martin asked for a motion to approve the resolution. On a motion by Elaine Miller, seconded by D. Hamlin, motion carried 5-0.

Executive Session: A. Martin asked for a motion to go into Executive Session. On a motion by C. Papastrat, seconded by J. Garnar, motion carried 5-0.

Return to Public Session: On a motion by D. Hamlin, seconded by C. Papastrat, the Board returned to public session.

Old Business: There was no old business discussed.

New Business: As a possible way for the land bank to save money, D. Hamlin mentioned that the City acquires properties from the County from time to time and they bundle the properties together during closing to save on fees. He suggested the Land Bank consider doing this in the future.

Adjournment: A. Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by J. Garnar, the motion carried 5-0. The meeting adjourned at 4:39 p.m.