

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, July 28, 2015, 2015 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: S. Duncan, J. Garnar, A. Martin, Elaine Miller, C. Papastrat
Staff: M. Scarinzi
CAP: C. Dziedzic, K. Kamlet, R. Markoff, B. O’Bryan, M. Webster
Other: K. Bernhardsen, S. Glose, J. Roby

1. Call to Order: Chairman Martin called the meeting to order at 3:30 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the June 24, 2015 Board meeting. On a motion by J. Garnar, seconded by Elaine Miller, motion carried 5-0.

3. Chairman’s Remarks: Chairman Martin acknowledged the completion of the Strategic Plan. He said after several planning sessions and thorough discussions, he feels it is a strong plan that will lead the land bank over the next few years. He also mentioned the development of the project application for potential projects that are seeking land bank assistance. He believes this will be an effective tool for the Board that will allow it to stay on course with its mission.

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

NYS OAG: M. Scarinzi told the Board the County Legislature approved a resolution at its July 23 meeting correcting the acquisition cost of the 8 residential properties the land bank is acquiring. She told them the deed is currently under review in the County Law Department. Once title is transferred, insurance will be put in place for each property. Insurance will be added to the existing policy the land bank already has for 50 Front Street.

50 Front Street: M. Scarinzi informed the Board the land bank received a letter from SHPO determining building is not eligible for either the state or National registers, essentially clearing the path to demolition. However, SHPO has requested the structure be documented with photographs, plans & drawings and a historical narrative. She told the Board the Planning Department has offered to help with this. Finally, she told the Board the insurance policy has been renewed for property.

NYS CDBG: M. Scarinzi said she is starting to make progress with this program. She has been maintaining and keeping up with reporting requirements but a new development is the identification of potential properties and she said there would be a discussion about these potential properties during Executive Session.

NYLBA: M. Scarinzi told the Board she submitted a letter of support for S5777/A7911. Katelyn Wright, Syracuse Land Bank, requested letters of support from land banks to forward to the Governor’s office to

show support for signing the bill into law. M. Scarinzi also informed the Board of an email she had just received saying the New York Land Bank Association plans on moving forward with incorporation. They are requesting each land bank approve a resolution authorizing membership. Broome would be an initial member of the Board of Directors. S. Duncan said the land bank had previously approved a resolution authorizing membership. M. Scarinzi said she would look into this matter.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor to the public and/or Community Advisory Panel members for comments. Rosemary Markoff from the Safe Streets Coalition and member of the Community Advisory Panel addressed the Board regarding 47 North Street in the City of Binghamton and their efforts to repurpose the building to save it from demolition. She acknowledged the land bank needs a proposal. She requested access to the property to bring a Cornell student through the building to complete a market study, thereby allowing the development of a proposal. She said she wishes she had sent updates of their progress sooner to the land bank since the building seems to now be fast-tracked for demolition. Recalling previous discussions about this property with Ms. Markoff, Chairman Martin reiterated the land bank has always been open to proposals for the property but they need to be well thought out and funded proposals, and at this point, time is of the essence. He also stated safety concerns for not allowing access to the property, noting the environmental consultant stated the “abhorrent condition” of the building, saying his technicians would not reenter the building without proper personal protective equipment. Chairman Martin advised they would inquire further about allowing access to the building but in the meantime requested M. Scarinzi to email Ms. Markoff the project application for their plans for 47 North Street.

6. Review and Adopt Project Application: M. Scarinzi presented a draft application that was developed to provide the Board with an effective tool to review potential projects that come before the land bank seeking assistance and provide a means to fairly evaluate each. M. Scarinzi said the draft reflected input the Board provided by email. Chairman Martin asked if there were any additional changes the Board would like to see. Elaine Miller suggested adding a claw-back provision. Chairman Martin asked for a motion from the Board to adopt the project application with pending changes. On a motion by C. Papastrat, seconded by J. Garnar, the motion carried 5-0.

7. Review and Adopt 2015-2017 Broome County Land Bank Strategic Plan: M. Scarinzi presented the final version of the strategic plan to the Board. Chairman Martin asked for a motion to adopt the 2015-2017 Broome County Land Bank Strategic Plan. On a motion by Elaine Miller, seconded by C. Papastrat, motion carried 5-0.

8. Executive Session: Chairman Martin asked for a motion to go into Executive Session. On a motion by Elaine Miller, seconded by S. Duncan, motion carried 5-0.

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

9. Old Business: There was no old business discussed.

10. New Business: There was no new business discussed.

11. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by J. Garnar, seconded by Elaine Miller, the motion carried 5-0. The meeting adjourned at 4:57 p.m.