

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, August 25, 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, D. Hamlin, A. Martin, Elaine Miller, Erik Miller, C. Papastrat
Staff: M. Scarinzi
CAP: L. Andrascik, E. Bielecki, C. Dzedzic, K. Kamlet, R. Murphy, B. O’Bryan,
Other: S. Glose, J. Marinich, J. Roby, C. Snyder

1. Call to Order: Chairman Martin called the meeting to order at 3:34 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the July 28, 2015 Board meeting. On a motion by Elaine Miller, seconded by S. Duncan, motion carried 5-0.

3. Chairman’s Remarks: Chairman Martin said in an effort to keep Land Bank meetings to a reasonable length of time, moving forward the meetings will focus on the agenda and discussion among the Board of Directors, respectfully requesting any other comments be made during the Public/Community Advisory Panel comments section of the agenda, limited to 5 minutes a speaker.

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

NYS OAG: M. Scarinzi told the Board she is currently working on specs to seek quotes for property maintenance for the 8 residential properties. BC Real Property has informed her the deed is under review in the 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 told the Board she continues to work with the preferred developer and Empire State Development to move the project forward.

NYS CDBG: M. Scarinzi said she asking the Board during today’s meeting to pass a resolution acquiring two properties from Broome County for the purposes of this grant. She said she is also drafting a construction manager RFP and will be seeking a construction manager to assist with these projects. Any proposals will be brought to the Board for approval.

NYLBA: M. Scarinzi told the Board the legal counsel overseeing the incorporation of the New York Land Bank Association said the resolution it passed in December 2014 authorizing membership in NYLBA is sufficient. Broome would be an initial member of the Board of Directors. Annual dues are still expected to be \$1,500.

5. Public/Community Advisory Panel Comments: Prior to opening the floor for comments, M. Scarinzi read aloud a letter received from Safe Streets members Mary Webster and Rosemary Markoff regarding

47 North Street. Once concluded, Chairman Martin opened the floor for comments. Community Advisory Panel member, Ken Kamlet, made the suggestion that a Request for Qualifications be considered rather than a Request for Proposals for a construction manager so the Board can consider and make a decision based on a broader scope of qualifications.

6. Review and Approve Asbestos Building Demolition Survey Proposal from Jennings Environmental Management: Chairman Martin stated the Board is considering the approval of this proposal pending the approval of a revised project budget submitted by the Land Bank to the NYS Office of the Attorney General. Chairman Martin asked for a motion from the Board to approve the proposal from Jennings Environmental Management pending approval of a revised budget by the NYS OAG. On a motion by Erik Miller, seconded by J. Garnar, the motion carried 5-0.

7. Resolution to Approve the Acquisition of Residential Properties from Broome County: Chairman Martin asked M. Scarinzi to provide an overview of the two residential properties for acquisition by the Land Bank. She stated they were 117 LaGrange Street in the Town of Vestal and 1857 Burdick Road in the Town of Binghamton. Elaine Miller stated she believes the Land Bank should be looking for properties in historic districts to rehab; looking for private/public partnerships. J. Garnar expressed his concern that these properties appear not to be in distressed areas and is concerned they don't fall in line with the Land Bank's mission. C. Papastrat said we need to find a way to sustain the Land Bank. Hearing no other discussion, Chairman Martin asked for a motion to approve the acquisition of residential properties from Broome County. On a motion by S. Duncan, seconded by C. Papastrat, motion carried 5-0.

8. Executive Session to Discuss Disposition of Real Property: Chairman Martin asked for a motion to go into Executive Session. On a motion by D. Hamlin, seconded by J. Garnar, motion carried 5-0.

Return to Public Session: On a motion by Elaine Miller, seconded by Erik Miller, 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 Elaine Miller, seconded by C. Papastrat, the motion carried 5-0. The meeting adjourned at 4:30 p.m.