

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, October 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, D. Hamlin, A. Martin, Elaine Miller, C. Papastrat

Staff: M. Scarinzi

CAP: C. Dziedzic, R. Markoff, M. Webster

Other: R. Brewer, J. Darrow, S. Edwards, S. Glose, J. Marinich, M. Pinker, R. Pinker, J. Roby, J. Schuerch

1. Call to Order: Chairman Martin called the meeting to order at 3:32 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the August 25, 2015 Board meeting. On a motion by S. Duncan, seconded by D. Hamlin, motion carried 5-0.

3. Chairman's Remarks: Chairman Martin acknowledged the people in attendance at the meeting and stated the Board was expecting several people to speak about 47 North Street. He said presentations would be held to 5 minutes per speaker except for Community Advisory Panel members, R. Markoff and M. Webster, who would be allowed 10 minutes because they provided prior notice to the Board of their presentation.

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

NYS OAG: M. Scarinzi told the Board that Enterprise, agency who is administering CRI Program for NYS OAG, conducted a review of the land bank's grant funds, primarily our recordkeeping and financial systems, and found that systems are operating well. They provided two observations, 1) spending levels need to be increased, and 2) future spending and grant disbursement requests need to be planned accordingly.

She informed the Board the land bank officially took title its 8 residential properties within the City of Binghamton in early October. She said the City's CAUD held a special meeting to determine the historic significance of each property. Seven of the properties were determined to have no historical significance. 47 North Street was found to be historically significant. M. Scarinzi said the Board would talk further about this finding later in the meeting.

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 is preparing an RFP that will include asbestos surveying and the development of a work plan that will include both asbestos and lead-based paint remediation. She indicated the BC Health Department has capacity to do the lead testing.

NYLBA: M. Scarinzi Attended New York Land Bank Summit last week. She had several updates to share.

1. The Governor has signed Land Bank legislation that will help land banks save money and act more nimbly. Effective immediately, Land Banks are exempt from paying recording fees with the County Clerk whenever properties are acquired.
2. Land Banks have simultaneously been required to comply with both the Land Banks Act's requirements for disposition of property and the Public Authorities Law requirements for the disposition of property. The Public Authorities Law disposition provisions overlap, contradict and impair the disposition provisions of the Land Bank Act. The recently signed legislation allows the land bank's disposition provisions to supersede the public authorities law disposition provisions, allowing land banks more flexibility and the ability to act more nimbly. For example, it is no longer required for land banks to get an appraisal on a vacant side lot prior to selling.
3. Finally, Land Banks no longer have to pay the asbestos notification fee to the NYS DOL for any land bank project.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments.

M. Webster, Safe Streets Co-Chair, read a letter she wanted introduced into the record. It stated:

“We understand that John Darrow will be presenting a proposal. In view of this development, Safe Streets will not be presenting a proposal for 47 North Street at this time. However, we do reserve the right to channel other proposals to the BCLB in the future. Safe Streets members support any and all positive investment and redevelopment in our neighborhood. We wish Joh Darrow and Monaco Construction well.”

R. Markoff, core member of Safe Streets, made a on the rich historic history of the neighborhood where 47 North Street is located. As part of her presentation, she provided the land bank with a marketing study prepared by a Cornell University student. At the conclusion of her presentation, she offered her own personal proposal and offer to purchase 47 North Street. Chairman Martin requested she hold onto her offer in light of the Board not yet deciding on a course of action for the disposition of the property.

M. Pinker and R. Pinker stated they have owned a property near 47 North Street for over 25 years, and over that time, have watched it deteriorate tremendously. They are part of Safe Streets and respect its mission. They said Safe Streets does not get involved with properties. They feel the land bank made the right determination to tear it down but would also support a responsible and realistic plan for redevelopment.

J. Schuerch presented the Board with brief history of 47 North Street and a petition to “Save the Sturtevant House.”

J. Darrow addressed the Board and expressed his desire to purchase and rehabilitate 47 North Street. He restored and currently resides in another historic property, the General Jones house. He told the Board how he did major restoration to 47 North Street in 1982 and is still impassioned about the property today. His business, Monaco Construction, is a subsidiary of Triad, and together they believe they could finance the restoration of the property. He hopes to restore the grandeur of the outside and modernize the inside.

6. Approve 2016 Operating Budget: M. Scarinzi presented the 2016 operating budget to the Board. Chairman Martin indicated the Finance Committee rigorously reviewed the budget prior to bringing it to the full Board. M. Scarinzi answered a couple inquiries from the Board. Chairman Martin called for a motion to approve the 2016 operating budget. On a motion by Elaine Miller, seconded by D. Hamlin, the motion carried 5-0.

7. Approve Agreement to Allow Art Work on Land Bank Properties: M. Scarinzi told the Board she was approached by Broome County's Director of Planning and Economic Development with a proposal from the Center for Gender, Art and Culture (Dept. of Public Art) to hang artists' murals on land bank properties slated for demolition. M. Scarinzi said these murals would be temporary and only adorn the properties until they are to be demolished. Elaine Miller stated the Land Bank should have a say in what artwork would be displayed to assure that it's appropriate. M. Scarinzi indicated the Land Bank would have that opportunity. Chairman Martin asked the Board if they had any other questions or comments. Hearing none, he called for a motion to approve an agreement with the Center for Gender, Art and Culture (Dept. of Public Art) to allow artwork on Broome County Land Bank properties. On a motion by D. Hamlin, seconded by C. Papastrat, motion carried 5-0.

8. Review and Approve Structural & Environmental Evaluation and Demolition Design Proposal: M. Scarinzi reminded the Board that at their last meeting a different proposal was approved but the approval was pending approval of a revised budget by the NYS OAG. She advised the Board the revised budget request was denied and therefore the previous approval was not valid. Also, she told the Board she was advised by Enterprise staff the original proposal seemed high and was asked to rebid. M. Scarinzi said the three proposals in the Board packet were a result of the rebid. She said Delta Engineers was the lowest bidder at \$60,963.00. Chairman Martin asked for a motion to approve the proposal submitted by the lowest bidder, Delta Engineers, for Structural & Environmental Evaluation and Demolition Design. On a motion by Elaine Miller, seconded by S. Duncan, motion carried 5-0.

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

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

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

11. New Business: Chairman Martin began a discussion on 47 North Street and CAUD's determination of historic significance for the property. He indicated that he was happy to see interest as a result of the CAUD determination. He said the land bank does not have the means to properly maintain the property and suggested to Board members that the best means of deciding how to dispose of the property may be for the land bank to issue an RFP seeking proposals from interested parties that can purchase, restore and rehabilitate the building in accordance to CAUD requirements. Board members agreed an RFP was the way to go. Several said that several factors should be considered during this process, including the overall strength of the proposal, proposer's experience rehabilitating buildings, proposer's qualifications, ability to finance the project, and the Land Bank should include a claw-back provision. Chairman Martin advised M. Scarinzi to draft an RFP and review with Governance Committee. No motion necessary.

12. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by Elaine Miller, the motion carried 5-0. The meeting adjourned at 4:56 p.m.