

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, November 24, 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: C. Dziedzic, M. Webster  
Other: E. Girsch, S. Glose, J. Roby, J. Solak, J. Smetana

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

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the October 28, 2015 Board meeting. On a motion by J. Garnar, seconded by Erik Miller, motion carried 5-0.

3. Chairman's Remarks: Chairman Martin told the Board there was a presentation on the 50 Front Street project by Jeff Smetana of Newman Development Group. He welcomed Mr. Smetana, and invited M. Scarinzi to begin her Director's report.

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

NYS OAG: M. Scarinzi provided the Board with an update on the progress Delta Engineers was making on the structural and environmental evaluations of the seven residential properties slated for demolition. She stated Delta started structural evaluations last week and would be performing asbestos and HAZMAT fieldwork this week.

She also told the Board the Dept of Public Art had installed art murals about 2 weeks ago at 113 & 128 Liberty, as well as 15 Munsell. She advised the Board they looked good and encourage the Board members to check them out.

M. Scarinzi advised the Board she had finalized the RFP for 47 North Street. She said it would be issued tomorrow to all parties who expressed an interest in the property, as well as posted on [www.broomelandbank.org](http://www.broomelandbank.org).

NYS CDBG: M. Scarinzi said this project is moving forward. The deadline for quotes for asbestos surveys and the development of a work plan was today. She indicated she received three but had not yet had a chance to review them. She also informed the Board she sent emails to both Wells Fargo and Chase to inquire about joining their respective property donation programs.

50 Front Street: M. Scarinzi did not provide many comments due to the fact that Mr. Smetana was there to make a presentation on Newman Development Group's development project. She did advise the Board there would be two resolutions for consideration pertaining to this project later in the meeting.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. The Board heard comments from two speakers, John Solak and Mary Webster.

6. Presentation to the Board – Newman Development Group: Mr. Jeff Smetana, Vice President of Newman Development Group made a presentation to the Board on Newman Development Group's planned development project at 50 Front Street in the City of Binghamton. The project is a mixed-used development project that will include market-rate housing as well as a commercial component.

7. Executive Session to Discuss Disposition of Real Property: At the conclusion of the presentation, the Board did not enter Executive Session but rather moved on to agenda item 8. No motion necessary.

8. Resolution Authorizing the Executive Director to Execute a Sales Contract with Newman Development Group for the sale of 50 Front Street, City of Binghamton: Chairman Martin called for a motion to approve the resolution. On a motion by Elaine Miller, seconded by C. Papastrat, motion carried 5-0.

9. Resolution Approving Empire State Development's Transfer of Grant Funds from the Broome County Land Bank Corporation to Newman Development Group, LLC: Chairman Martin called for a motion to approve the resolution. On a motion by Erik Miller, seconded by S. Duncan, motion carried 5-0.

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

11. New Business: Chairman Martin stated that the land bank will look into ways to expand distribution of the requests for proposals and/or qualifications it may issue. He stated M. Scarinzi is investigating how to join Empire State Purchasing Group which would have a statewide reach. No motion necessary.

12. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by D. Hamlin, seconded by J. Garnar, the motion carried 5-0. The meeting adjourned at 4:52 p.m.