

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 9, 2016 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, E. Miller, C. Papastrat
Absent: J. Garnar
Staff: M. Scarinzi
CAP: K. Kamlet, R. Markoff, J. Moody, M. Webster
Other: M. Bowers, M. DiFulvio

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 June 28, 2016 Board meeting. On a motion by S. Duncan, seconded by C. Papastrat, motion carried unanimously.

3. Chairman’s Remarks: In light of a full agenda, Chairman Martin made only a few remarks and advanced to the next agenda item.

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

Office of the Attorney General Grant: M. Scarinzi announced she received a Side Lot Purchase Application for the purchase of 20 Pearne, Street, one of the land bank’s vacant lot on the City’s north side. She said its an agenda item that will be discussed later in the meeting.

47 North Street: She mentioned the Board will be having a discussion with the proposed developer during Executive Session and stated the Board will make a decision concerning the building at the August 23rd Board Meeting.

Three New Demolition Projects:

- 1605 Davis Avenue (former Christ the King) – She said an estimate for the cost of asbestos abatement was higher than expected. She said partners on the project are looking to identify a source of funds to address the abatement.
- 250 Front St, Bing (First Ward Action Council - FWAC) – M. Scarinzi told the Board the demolition occurred on July 7th and she is in receipt of all the invoices for the project. She said there is a balance of allocated funds and FWAC has asked if the funds can be used towards site

preparation of the community garden. She said she will be tallying the numbers and making the request to the NYS OAG via email.

- 117.5 Main St., Windsor – M. Scarinzi said the MOU has been drafted and in front of the Mayor for signature. She said she also submitted the building to SHPO seeking clearance for demolition.

CDBG: M. Scarinzi said Jennings Environmental Management has advised her they would have mold and additional asbestos testing completed in order to bid for a remediation contractor in September. JG Maintenance Construction Services, the selected property maintenance contractor, completed the cleanout of 117 Lagrange in Vestal, and has also completed the initial lawn work at both properties. He is now on a maintenance program, mowing every week to 10 days.

50 Front Street: M. Scarinzi said things keep progressing. The estimated timeframe to close the sale is late September. Expected project timeframe remains: abatement – fall, demo – winter and construction begins in spring.

NYMS – Village of Windsor: M. Scarinzi reported all four projects received SHPO clearance. She said the next step is submitting an environmental compliance checklist on each specific site. She will have them checklists submitted by end of week. Once checklist is okayed, all projects will go out to bid. Bidding will take at least a month. It's anticipated the improvement projects will start in late September/early October.

LISC – M. Scarinzi mentioned an opportunity to apply for an AmeriCorps member position for the land bank. The LISC New York State Housing Stabilization Fund was awarded 24 member slots to award to Land Banks to: A) build capacity to develop new initiatives, B) increase collaborative efforts with non-profit and community-based partners in targeted communities, and C) engage in innovative approaches to working with residents to solve community challenges posed by tax foreclosed and vacant buildings and properties. It's a 1700 hour in 10 months program but it can't do clerical/admin functions, cannot complete grant applications. She also said it was emphasized by LISC that the land bank has to have Personnel to support and properly manage, mentor and supervise Member. Last Friday, she said she called and spoke with program rep about concerns about being able to support a member since I'm a one-person office. He needed to call National advisor and would get back to me. Haven't heard anything yet. The deadline to submit application for an AmeriCorps Member is Friday, August 12 by 5pm.

LISC has also announced they will be distributing \$13 million to existing land banks. New land banks will receive up to \$150k for capacity building. LISC will be issuing a request for applications sometime in August for the 10 existing/original land banks. In the fall, LISC will be issuing a request for apps from new land banks

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. Hearing none, he moved to the next item.

6. Board of Directors Resignation: Erik Miller: For the record, Chairman Martin announced that the Land Bank had received an email from Erik Miller stating he was resigning from the Board. Chairman Martin read the email to the Board. No motion necessary.

7. Side Lot Purchase Application: 20 Pearne Street, Binghamton, NY: M. Scarinzi presented the Side Lot Purchase Application of Leroy and Betty Williams for the purchase of one of the land bank's vacant lots at 20 Pearne Street, City of Binghamton. The Williams reside at 22 Pearne Street, which is adjacent to

the property they wish to purchase. M. Scarinzi said they have plans to expand their yard and keep it clean and well-kept. She told the Board they are current on all property taxes and have offered a purchase price of \$500 dollars for the property. Chairman Martin asked for a motion to authorize the sale of 20 Pearne Street, City of Binghamton to Leroy and Betty Williams. On a motion by D. Hamlin, seconded by E. Miller, the motion carried unanimously.

8. Executive Session to discuss disposition of 47 North Street, City of Binghamton: Chairman Martin asked for a motion to go into Executive Session. On a motion by E. Miller, seconded by D. Hamlin, motion carried unanimously.

Return to Public Session: On a motion by S. Duncan, 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 C. Papastrat, seconded by S. Duncan, the motion carried unanimously. The meeting adjourned at 5:15 p.m.