

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, October 23, 2018 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: T. Augostini, S. Duncan, C. Dziedzic, D. Hamlin, S. Herz, A. Martin, C. Papastrat
Absent: D. Reynolds, L. Shumaker
Staff: M. Scarinzi
CAP: K. Kamlet, R. Markoff, J. Moody, M. Webster
Other: J. Platsky

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

2. Oath of Office for New Board Member: Chairman Martin administered the Oath of Office to new Board member Christopher Dziedzic.

3. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the September 25, 2018 Board meeting. On a motion by S. Herz, seconded by D. Hamlin, motion carried unanimously.

4. Chairman's Remarks: Chairman Martin made only a few remarks and advanced to the next agenda item. No motion necessary.

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

M. Scarinzi told the Board she had no update yet on the funding application for CRI 2019-2020 but said awards were expected to be announced within the next couple weeks.

M. Scarinzi told the Board the three scattered-site demolitions (2977 Route 26, Maine, 103 Hill Ave, Endicott, and 1625 Pearl Street, Vestal) were completed in early October. Project closeout happening now. She expressed her thanks to those Board members who were able to attend either the photo-ops or press conference for these demos.

M. Scarinzi told the Board the renovation of 47 North Street is progressing well and should be complete by end of October.

M. Scarinzi updated the Board on the Goodwill Theatre project the BCLBC has partnered on. She said she's awaiting word on the demolition date. Looks like mid-November.

M. Scarinzi told the Board the Windsor Central School District has experience a delay with closing on the property due to a title issue. District is working to resolve.

M. Scarinzi provided an update on the 1080 Route 11, Town of Kirkwood project. She said the demolition should be bid in early November with project completion by the end of the year.

NY Main Street Project – Village of Windsor: M. Scarinzi advised the Board BCLBC and Village would be hosting a walking tour media event on Tuesday, October 30th at 10:30 am and invited the Board to attend.

1605 Davis Ave (Christ the King) – M. Scarinzi informed the Board the BCLBC closed with the Church on the property transfer on October 3. Currently awaiting closing with Town of Union.

M. Scarinzi concluded by reviewing the financial statement.

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

7. Approve Proposed 2019 Operating Budget: S. Duncan, Finance Committee Chairwoman, stated the Finance Committee met to review the proposed 2019 operating budget and recommended its approval. M. Scarinzi reviewed the proposed 2019 budget with the Board. After several questions and a brief discussion, Chairman Martin called for a motion to approve the 2019 operating budget. On a motion by C. Papastrat, seconded by T. Augostini, motion carried unanimously.

8. Approve Proposed Community Advisory Panel Roles & Responsibilities and Membership Application: T. Augostini, Governance Committee Chairman, presented the Proposed Community Advisory Panel Roles & Responsibilities and Membership Application to the Board and stated the Committee recommended its approval. After several questions and a brief discussion, Chairman Martin called for a motion to approve the Community Advisory Panel Roles & Responsibilities and Membership Application. On a motion by C. Dziedzic, seconded by S. Herz, motion carried unanimously.

9. Resolution Authorizing the Acquisition of Properties from Broome County: M. Scarinzi requested authorization from the Board to acquire five properties from Broome County. Two properties for the purpose of demolition. They are 1223 Vestal Avenue and 21 Milford Street, both in the City of Binghamton. Three properties for rehabilitation. They are 3King Avenue, 76 Park Avenue and 32 Hayes Street, all in the City of Binghamton. Total cost for acquisition of the five properties is \$15,002. Chairman Martin called for a motion approving the resolution authorizing the acquisition of a property from Broome County. On a motion by S. Duncan, seconded by C. Dziedzic, motion carried unanimously.

10. Resolution to Approve Proposed Demolitions Projects for the 2017-2018 Land Bank Community Revitalization Initiative: M. Scarinzi requested approval of two demolitions projects identified by the Land Bank. The two properties were 1223 Vestal Avenue, City of Binghamton, a condemned single-family home on the City's South Side, and 21 Milford Street, City of Binghamton, a blighted eyesore with water issues on the East Side. M. Scarinzi presented additional details of the projects, as well as the estimated costs for each. After a brief discussion, Chairman Martin called for a motion to approve resolution approving demolition projects for the 2017-2018 Land Bank Community Revitalization Initiative. On a motion by S. Herz, seconded by C. Papastrat, motion carried unanimously.

11. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of a Side Lot at 179 Hudson Street in the Village of Johnson City: M. Scarinzi presented the Residential "Side-Lot" Purchase Application from John and Deborah Fuller for the purchase of 179 Hudson Street in the Village of Johnson City for an offered price of \$5,000. After a brief discussion, Chairman Martin called for a motion to approve the resolution authorizing the Executive Director to execute a sales contract for the sale

of a side lot at 179 Hudson Street in the Village of Johnson City. On a motion by D. Hamlin, seconded by T. Augustini, motion carried unanimously.

12. Resolution Authorizing the Executive Director to Execute a Sales Contract with the Town of Maine:

M. Scarinzi requested authorization to execute a sales contract with the Town of Maine for 2977 NY Route 26 in the Town of Maine. The BCLBC demolished the structure and the Town is seeking title to the parcel to develop an information center and community garden for the Town. Chairman Martin called for a motion to approve to approve the resolution authorizing the Executive Director to execute a sales contract with the Town of Maine. On a motion by C. Papastrat, seconded by C. Dziedzic, motion carried unanimously.

13. Resolution Authorizing the Executive Director to Execute a Sales Contract with the Town of Vestal:

M. Scarinzi requested authorization to execute a sales contract with the Town of Vestal for 1625 Pearl Street in the Tow of Vestal. The BCLBC demolished the structure and the Town is seeking title to the parcel to develop the gateway into the Town, including a welcome sign and landscaping. Chairman Martin called for a motion to approve to approve the resolution authorizing the Executive Director to execute a sales contract with the Town of Maine. On a motion by T. Augustini, seconded by S. Herz motion carried unanimously.

14. Resolution Authorizing Allocation of Funds to Pearl Street-Town of Vestal Gateway Project: M.

Scarinzi requested authorization allocating funds not to exceed ten thousand dollars to the Pearl Street-Town of Vestal Gateway project. She presented the aspects of the project which included a welcome sign and landscaping at the location of the BCLBC demolition of 1625 Pearl Street, Vestal. The Town would continue property maintenance and will cover the cost of landscaping. The project would be a partnership between the BCLBC, Town of Vestal and NYSDOT, as it involves a DOT right-of-way. After a brief discussion, Chairman Martin requested a motion to approve the resolution authorizing an allocation of funds to the Pearl Street-Town of Vestal Gateway Project. On a motion by T. Augustini, seconded by C. Dziedzic, motion carried unanimously.

15. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by S. Herz, seconded by D. Hamlin, the motion carried unanimously. The meeting adjourned at 4:43 p.m.