

Resolution to Approve Proposed Demolition Projects for the 2015-2016 Community Revitalization Initiative Contract Extension

WHEREAS, Broome County Land Bank Corporation (BCLBC) and State of New York Office of the Attorney General (OAG) entered into an agreement on February 23, 2015 whereby the OAG agreed to provide funding to the BCLBC from its Land Bank Community Revitalization Initiative ("Land Bank CRI"), and

WHEREAS, the BCLBC requested an extended contract term through December 31, 2017 in order to complete the scope of work and to spend down the remainder of its OAG grant funding, and

WHEREAS, the OAG authorized the contract extension effective January 1, 2017, and

WHEREAS, the BCLBC has identified additional demolition projects attached hereto as Exhibit "A", and

WHEREAS, the BCLBC has duly reviewed said projects at a regularly scheduled Board of Directors meeting held on Thursday, April 27, 2017, and

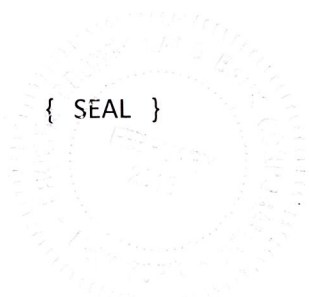
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the BCLBC approves the additional demolition projects attached hereto as Exhibit "A".

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

Director	AYE	NAY	Abstain	Absent
Aaron Martin	X			
Tom Augostini	X			
Stacey Duncan				X
Jen Gregory	X			
Dave Hamlin	X			
Elaine Miller				X
Chris Papastrat	X			
Daniel Reynolds	X			
Linda Shumaker	X			

The foregoing resolution was thereupon declared and duly adopted by the Board of Directors on this 27th day of April 2017.

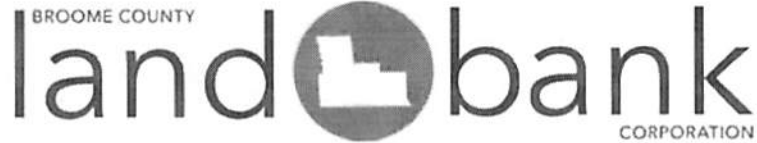
Margaret Scarinzi
 Margaret Scarinzi, Executive Director



634 Upper Court Street, Town of Kirkwood

Project Submitted by Town of Kirkwood (*Project Application attached*)

- 634 Upper Court Street, Town of Kirkwood, is a blighted property that has been deteriorating greatly over the past few years. The former owner defaulted on property taxes. As a result, the property was foreclosed.
- The Town approached the Land Bank in February 2017 and asked for assistance to demolish the building. Per the Town Attorney, the property has been on the Town's radar for a number of years due to multiple code violations. The property came up for fire inspection, and the property owner denied access.
- The Town would like the building demolished. They feel it would go a long way towards improving the appearance of that portion of Upper Court Street.
- The Town doesn't feel the site is developable. It can no longer be used as residential property as the area is now zoned commercial. It has limited parking which would prevent most potential development plans from receiving approval. The NYS DOT also has a right of way at that property.
- The Town has agreed to maintain the property was the property is demolished. The Town is also considering future use of the site as green space or to be utilized by the Town to some capacity such as placing a storage shed on-site for Town use.
- Current Property Owner: Broome County
- Partners:
 - Town of Kirkwood –The Town has committed to maintaining the property after demolition.
- Estimated demolition cost: \$35,000



PROJECT APPLICATION

SECTION I: Applicant Information

Applicant: TOWN OF KIRKWOOD

Contact Name: GORDON KNIFFEN

Address: 70 CRESCENT DRIVE

Phone: 607 775-1370 Email: SUPERVISOR@TOWNOFKIRKWOOD.ORG

SECTION II: Property Information

Property Address: 636 UPPER COURT ST Tax Map #: 16L08-1-19

Municipality: KIRKWOOD

Property Owner: TRACY & JUSTON PARKER Phone:

Property Type: [] Residential [] Commercial [] Industrial [] Other B2

Current Occupancy: [x] Vacant [] Owner Occupied [] Renter Occupied [] Unknown

Please provide a description of the current condition of the property:

THE OWNER PRIOR TO TRANSFER TO BROOME COUNTY HAS TAKEN LIBERTY TO REMOVE WINDOWS AND PERHAPS OTHER ITEMS RELATIVE TO THE PROPERTY. IT IS AN EYESORE TO OUR COMMUNITY

SECTION III: Property Plan

What activity would you like the land bank to undertake relating to this property:

[x] Demolition [] Rehabilitation

What is the preferred disposition for this property?

[] Transfer to non-profit [] Transfer to public entity [] Transfer through private sale [] Sale and market value [] Other:

Please list the name of the intended Purchaser:

What is the re-use plan for the property?

Rehab New Construction Park / Garden / Green Space Other: _____

Please explain in detail the proposed re-use plan for the property and its impact on the surrounding neighborhood: *Please attach any letters of support to this application

THE PROPERTY AT THIS SITE HAS A NEGATIVE ENVIRONMENT AND IMPACT TO OUR COMMUNITY. THE CURRENT OWNER PRIOR TO TAKEOVER BY BROOME COUNTY HAS MISUSED THE PROPERTY TO WHERE IT WOULD NOT BE A POSITIVE IMPACT IN THIS AREA OF OUR TOWN. IT ALSO IS LIMITED RELATIVE TO DEVELOPMENT AS THE LAND ON WHICH IT IS LOCATED DOES NOT PROVIDE FOR ADEQUATE PARKING AND ANY FUTURE EXPANSION.

Estimated Project Cost	Project Start Date	Project Completion Date

Funding Source (Ex., Dev Partner, Owner Equity, In-Kind, Bank Loan, etc.)	Source Name	Amount	Funding Secured (Y/N)
Example: In-Kind Services	Broome County DPW	\$3,500.00	Y
	KIRKWOOD DPW		Y

Does this re-use plan conform to the adopted plans of the municipality? Yes No

The Broome County Land Bank's mission is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and underutilized properties. How will this project further the Broome County Land Bank's mission?

IT IS AND CONTINUES TO BE A MISSION AND GOAL OF THE TOWN OF KIRKWOOD TO CREATE A MORE ATTRACTIVE ENVIRONMENT IN THIS AREA OF OUR TOWN; THE PRIMARY GATEWAY TO KIRKWOOD BY ELIMINATING LANDSCAPE SITES SUCH AS THIS PROPERTY WILL HOPEFULLY ENCOURAGE ECONOMIC DEVELOPMENT DESIRED BY OUR TOWN CREATING NEW JOBS AND ENHANCING THE ENVIRONMENT OF THIS AREA.

I acknowledge that all projects are subject to approval by the Broome County Land Bank Board of Directors.

I acknowledge all projects will be subject to a clawback provision to ensure satisfactory completion of proposed projects.

Signature: Sharon E. Truffa Date: 2-27-17

634 Upper Court Street, Town of Kirkwood



634 Upper Court Street, Town of Kirkwood



634 Upper Court Street, Town of Kirkwood



PHONE (607) 775-1765
FAX (607) 775-1608

EXCAVATION
DEMOLITION
SITEWORK

GORICK CONSTRUCTION CO., INC.

27 TRACK DRIVE
BINGHAMTON, NEW YORK 13904

Quotation

2/23/17

To: Town of Kirkwood
Attn: Gordi Kniffen, Supervisor
From: Alfred Gorick, Jr.
Re: Demolition 636 Upper Court Street

SCOPE:

- Demolition & removal of C&D debris including associated disposal fees.
- Break up existing foundation & concrete slabs, and incorporate into cellar backfill.
- Backfill foundation void with unclassified fill.
- Rough grade area upon completion.
- Demolition & pollution liability insurance.
- All necessary government notifications.

BUDGET PRICE: \$35,000.00

CONDITIONS/EXCLUSIONS:

- No asbestos, hazardous, universal waste removal.
- Demolition permit by owner.

This work can be completed in approximately 3 working days.

Please feel free to call & discuss in further detail upon your review. Thank you.

Sincerely,

GORICK CONSTRUCTION CO., INC.

Alfred Gorick, Jr.
Alfred Gorick, Jr. / President

231 Bevier Street, Town of Dickinson

Project Submitted by Town of Kirkwood (*Project Application attached*)

- 231 Bevier Street, Town of Dickinson is a blighted single family home that has become a nuisance property for its neighbors and the Town.
- The property has become a haven for criminal activity and there is a lengthy history of police calls to the property, some resulting in arrests.
- The building has been condemned for health reasons. There is no electricity or water, and has a non-functioning septic system. It has received violations from the Health Department.
- The Town has approached the Land Bank seeking assistance to demolish the building. The Town feels demolishing the property will improve the health and safety of the neighborhood, improving quality of life.
- The Town has agreed to maintain the property and seek redevelopment of the site, perhaps through an entity like Habitat for Humanity to rebuild a home.
- The property owner is deceased and the property defaulted on taxes and was taken through foreclosure.
- Current property owner: Broome County
- Partners:
 - The Town of Dickson has agreed to maintain the property after demolition
- Estimated demolition cost: \$15,800

PROJECT APPLICATION

SECTION I: Applicant Information

Applicant: Town of Dickinson
Contact Name: Michael Marinaccio
Address: 531 Old Front St., Binghamton NY 13905
Phone: 607-723-9401 Email: mmarinaccio191@aol.com

SECTION II: Property Information

Property Address: 231 BEVIER ST Tax Map #: 145.10-1-14
Municipality: Town of Dickinson
Property Owner: Larry Gourley, Jr. Phone: NA
Property Type: Residential Commercial Industrial Other _____
Current Occupancy: Vacant Owner Occupied Renter Occupied Unknown

Please provide a description of the current condition of the property:

The current condition is in extremely bad & unsafe condition. Owner is deceased. Property was a haven for illegal activities. History of dozens of police calls, & arrests. House is now boarded w/p. There was also a Health Dept. violation

SECTION III: Property Plan

What activity would you like the land bank to undertake relating to this property:

Demolition Rehabilitation

What is the preferred disposition for this property?

Transfer to non-profit Transfer to public entity Transfer through private sale
 Sale and market value Other: _____

Please list the name of the intended Purchaser: Hat

What is the re-use plan for the property?

Rehab New Construction Park / Garden / Green Space Other: _____

Please explain in detail the proposed re-use plan for the property and its impact on the surrounding neighborhood: **Please attach any letters of support to this application*

To have Habitat For Humanity Take over the property, and construct a new single family home. This will create a major improvement to the surrounding neighborhood and add to the town, county and school tax base

Estimated Project Cost	Project Start Date	Project Completion Date
<i>\$20,000</i>	<i>3rd qtr. 2017</i>	<i>3rd qtr 2017</i>

Funding Source (Ex., Dev Partner, Owner Equity, In-Kind, Bank Loan, etc.)	Source Name	Amount	Funding Secured (Y/N)
<i>Example: In-Kind Services</i>	<i>Broome County DPW</i>	<i>\$3,500.00</i>	<i>Y</i>
<i>Land Bank</i>	<i>Land Bank</i>	<i>\$20,000</i>	<i>N</i>

Does this re-use plan conform to the adopted plans of the municipality? Yes No

The Broome County Land Bank's mission is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and underutilized properties. How will this project further the Broome County Land Bank's mission?

improve quality of life in neighborhood, improve safety

I acknowledge that all projects are subject to approval by the Broome County Land Bank Board of Directors.

I acknowledge all projects will be subject to a clawback provision to ensure satisfactory completion of proposed projects.

Signature: *Michael Macerone*

Date: *Feb. 14, 2017*

231 Bevier Street, Town of Dickinson



231 Bevier Street, Town of Dickinson



231 Bevier Street, Town of Dickinson



GORICK CONSTRUCTION CO., INC.

April 18, 2017

To: Town Of Dickinson

Attn: Joel Kie

From: Andrew Tifft

Re: 231 Bevier St

SCOPE:

- Controlled Demolition of condemned structure at 231 Bevier St Town of Dickinson under NYSDOL Code Rule 56
- Disposal of all debris as RACM , including tipping fees
- Breakup foundation 18" below grade and incorporate into backfill
- Demolition & pollution liability insurance
- Topsoil, seed & mulch upon completion

PRICE: \$11,020.00

DISPOSAL FEES EST: \$4,800.00

TOTAL COST W/OUT NYS DOL FEES: \$15,820.00

*PRICE DOESN'T INCLUDES NYS DOL NOTIFICATION FEES

***notification fees \$4000.00**

Town can apply for Fee Waiver From NYS DOL

CONDITIONS / EXCLUSIONS:

- Owner to hire air/project monitor
- Owner to supply letter of condemnation on buildings

Please feel free to call and discuss in further detail upon your review.
Thank you for the opportunity to be of service.

85 Trafford Road, Town of Chenango

Broome County Land Bank Identified Project (*No Application Required*)

- 85 Trafford Road, Town of Chenango is a greatly deteriorated single family home that has become a blight on an otherwise well-maintained neighborhood.
- The Town of Chenango has provided a letter of condemnation –stating an unsafe structure.
- Broome County foreclosed on the property in 2016.
- Current Owner: Broome County
- Estimated demolition cost: \$12,400

TOWN OF CHENANGO



1529 NY Rte 12
Binghamton, NY 13901
Telephone (607) 648-4809
Fax (607) 648-8511

October 14th, 2016

Broome County Office of Real Property
P.O. Box 1766
Binghamton, NY 13902

Re: Unsafe Structure
85 Trafford Road- Tax Map# 112.05-1-4

Dear Mr. Hamlin,

This letter is in regards to the unsafe home being a - one family dwelling (688 sqft) located at 85 Trafford Road in the Town of Chenango. This home was built in 1940 and is located in an Residential zoned district.

A demolition permit is required, meaning it shall comply with the New York State Department of Labor laws Industrial Code Rule 56 requirements for removal.

The inspection from our department on June 24th, 2013 clearly identifies this structure as unsafe under the 2010 New York State Property Maintenance Code and Town of Chenango Code, Chapter 26 "Buildings, Dangerous and Unsafe".

The New York State Property Maintenance Code, Chapter one, Section 107- Unsafe Structures and Equipment identifies when a structure is found to be unsafe, such structure shall be condemned pursuant to the provisions of this code under PM 107.1.

This department sees that the following listed structure(s) are deemed in violation of the above listed NYS Laws and Town Laws as not structurally safe, therefore being condemned.

Sincerely,

Michael Pecha
Building and Code Inspector

85 Trafford Road, Town of Chenango



85 Trafford Road, Town of Chenango



85 Trafford Road, Town of Chenango



349 Second Avenue, Town of Vestal

Broome County Land Bank Identified Project (*No Application Required*)

- 349 Second Avenue is flood damaged property in the Town of Vestal that was unable to be demolished following the last flood because the Town ran out of FEMA funds.
- The foundation of the home has caved in and the property has become a great danger to the residents of that neighborhood.
- The owner abandoned the property and Broome County had taken in through foreclosure.
- The Town of Vestal has agreed to maintain the property once the building is demolished. The Town already maintains several other lots on the same street that are a result of flood demolitions.
- Current Owner: Broome County
- Partners:
 - The Town of Vestal has agreed to maintain the property after demolition
- Estimated demolition cost: \$14,800

349 Second Avenue, Town of Vestal



349 Second Avenue, Town of Vestal



Re: Demo Quotes - Message (HTML)

File Message Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward More Meeting

Sunstream To Manager Done Create New

Team Email Reply & Delete

Rules OneNote Actions

Move Assign Policy Mark Unread Categorize Follow Up

Tags

Translate Find Related Select

Editing

Zoom



Wed 3/15/2017 9:55 AM

Al Gorick <al-gorickconst@stny.rr.com>

Re: Demo Quotes

To: Scarinzi, Margaret J.

Retention Policy BC 6 Year Retention (6 years)

Expires 3/14/2023

You forwarded this message on 3/15/2017 1:58 PM.

Margaret,

Here are the budget estimates for "controlled demolition" estimates for the 2 properties.

We did not include the NYSDOL fees as I believe you would request a waiver for such per past projects.

Also air monitor fees will be by owner per code rule.

349 Second – \$14800.00

85 Trafford – \$12400.00

Hope this helps.

Thanks,

Al

Alfred Gorick, Jr.

President

Gorick Construction Co., Inc.

www.gorickconstructioncoinc.com

From: Scarinzi, Margaret J.

Sent: Friday, March 10, 2017 11:12 AM

To: Al Gorick

Subject: Demo Quotes

Hi Al –

Can you please provide demo quotes for the following two properties? Both are barely standing.

- 349 Second Avenue, Town of Vestal (photo attached)
- 85 Trafford Road, Town of Chenango (screenshot below)