

Resolution to Approve Proposed Demolition Projects for the 2017-2018 Land Bank Community Revitalization Initiative

WHEREAS, Broome County Land Bank Corporation (BCLBC) and Enterprise Community Partners, Inc. (Enterprise) entered into an agreement on January 10, 2017 whereby Enterprise agreed to provide funding to the BCLBC through the Land Bank Community Revitalization Initiative ("Land Bank CRI") to carry out activities that align with the approved Work Plan, and

WHEREAS, the BCLBC has identified 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 Tuesday, December 19, 2017, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the BCLBC approves the 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 19th day of December 2017.


 Elaine Miller, Secretary

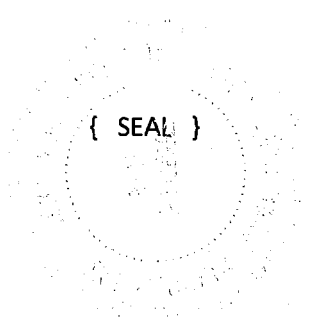


EXHIBIT "A"



PROJECT APPLICATION

SECTION I: Applicant Information

Applicant: Town of Union Economic Development Department

Contact Name: Joseph Moody

Address: 3111 East Main Street, Endwell, NY 13760

Phone: (607) 786-2945

Email: jmoody@townofunion.com

SECTION II: Property Information

Property Address: See Attached

Tax Map #: See Attached

Municipality: Town of Union

Property Owner: Broome County

Phone:

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

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

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

All the properties are vacant and can be structurally condemned. The properties overall are in major state of disrepairs and should be razed per Town of Union Code Enforcement Office.

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 [X] Transfer to public entity [] Transfer through private sale

[] Sale and market value [X] Other: The Town would like to work with the land bank on final disposition of the properties

Please list the name of the intended Purchaser: Broome County Land Bank Corp. However, the Town is willing to work with the BCLBC to determine what ownership make-up would be best for the community

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 residential houses are located throughout the Town of Union. The Town of Union is requesting the buildings be razed as part of ongoing redevelopment plans and flood recovery efforts in order to make the lots available for new residential construction.

- 15 Oakdale Road, Johnson City/Union (Flooded)
- 1529 Nanticoke Avenue, Endicott/Union – (house has been undermined)
- 179 Hudson Street, Johnson City/Union (Fire)
- 13 Birch Street, Johnson City/Union (Flooded-Fairmont Park)
- 29 fifth Street, Johnson City/Union (Flooded-Westover)
- 28 Woodland Ave., Johnson City/Union (Flooded-Fairmont Park)

Estimated Project Cost	Project Start Date	Project Completion Date
\$150,000.00-\$200,000.00	Fall 2017	Winter 2017

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>
BC Land Bank Corporation	Land Bank Funds	T.B.D.	N

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

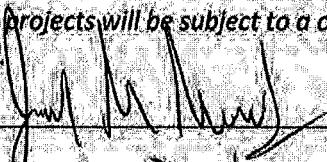
The Broome County Land Bank's mission is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and underutilized properties. How will this project further the Broome County Land Bank's mission?

The buildings have no-doubt been and will continue to be a visual eyesores and a serious public safety concern if the Land Bank does not step-in with a willing partner like the Town of Union. The slums & blighted condition of these houses along with the serious structural deficiencies are a hindrance to redevelopment efforts and we are asking for the land bank's assistance to address the concerns and alleviate the hurdles so we all may move forward with a goal of new residential construction at all of the sites. Again, every house is in significant disrepair both aesthetically on the exterior of the buildings, and even more importantly what appears to be some very serious structural issues with each of the buildings. The structural integrity of these particular buildings are an issue. We believe these properties absolutely fit the Land Banks mission, the demolition of vacant & abandoned buildings, and redeveloping distressed parcels into a possible new private sector residential development and/or future community use. The land bank acquisition would also keep it out of the hands of unscrupulous developers whom may have no immediate intent to redevelop the parcels and may just want to sit on the parcel with no real long-term plan other than as a purely speculative real estate project, which is NOT what our community needs. The hope is that the BC Land Bank Corp. will recognize the significance that each of these properties is to the community, realize the catalyst this demollitions could be, and the roll the Land Bank should play in securing the property for a future private or public sector reuse.

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:


Director

Date:

6/22/17

2017 Town of Union Land Bank Application (Addendum)

-----Property Information-----

- **15 Oakdale Road, Union, NY #143.53-1-8, 40'x120' lot-
*Flooded***
- **1529 Nanticoke Drive, Union, NY #141.05-1-6, 1.20 acre
lot (2 buildings)-*Undermined foundation***
- **179 Hudson Street, Johnson City/Union, NY #143.72-3-44,
40'x120' lot (2 units)-*Fire***
- **13 Birch Street, Union, NY #142-11-1-37, 50'x126' lot-
*Flooded***
- **29 Fifth Street, Union, NY #143-54-1-21, 80'x114' lot-
*Flooded***
- **28 Woodland Avenue, Union, NY 142-11-2-27, 54'x125'
lot-*Flooded***



13 Birch Street, Town of Union

Project Submitted by Town of Union (Project Application attached)

*Town
most stable
neighborhood*

- 13 Birch Street is flood damaged property in the Town of Union that has been vacant since 2014.
- 13 Birch is a single-family residential property located in Fairmount Park.
- The cost to raze or repair was too excessive, and the owner did not want to participate in the buy-out program.
- The owner walked away from the property and Broome County took it through foreclosure in April 2017.
- The Town of Union identified this property as a priority demolition.
- The house has structural issues and is considered condemned under NYS Code.
- Demolishing this property will help flood recovery efforts within the Town.
- Town of Union and BCLBC have been working to identify potential projects since the beginning of 2017. Town submitted an application for assistance for this property, as well as 15 Oakdale and 179 Hudson, in June 2017.
- Current Owner: Broome County
- BCLBC will take title to property and work with the Town post-demo for best use, redevelopment of site or sale through our Side Lot Program.
- Estimated total project cost: \$20,200
 - Sources of funds:
 - \$14,500 (CRI)
 - \$5,700 (Broome County in-kind)

*Town just
finished
flood wall
near
BMC*

ESTIMATED DEMOLITION BUDGET
13 Birch Street
Town of Union / Village of Johnson City
(Single Family)

Expenses:

1) Acquisition

a) Building \$1

Subtotal \$1

2) Soft Costs

a) Asbestos Survey* \$3,700

Subtotal \$3,700

2) Construction Costs

a) Asbestos Abatement \$5,000

b) Air Monitoring \$1,000

c) Demolition \$8,500

d) Tipping Fees* \$2,000

Subtotal \$16,500

TOTAL PROJECT COST \$20,201

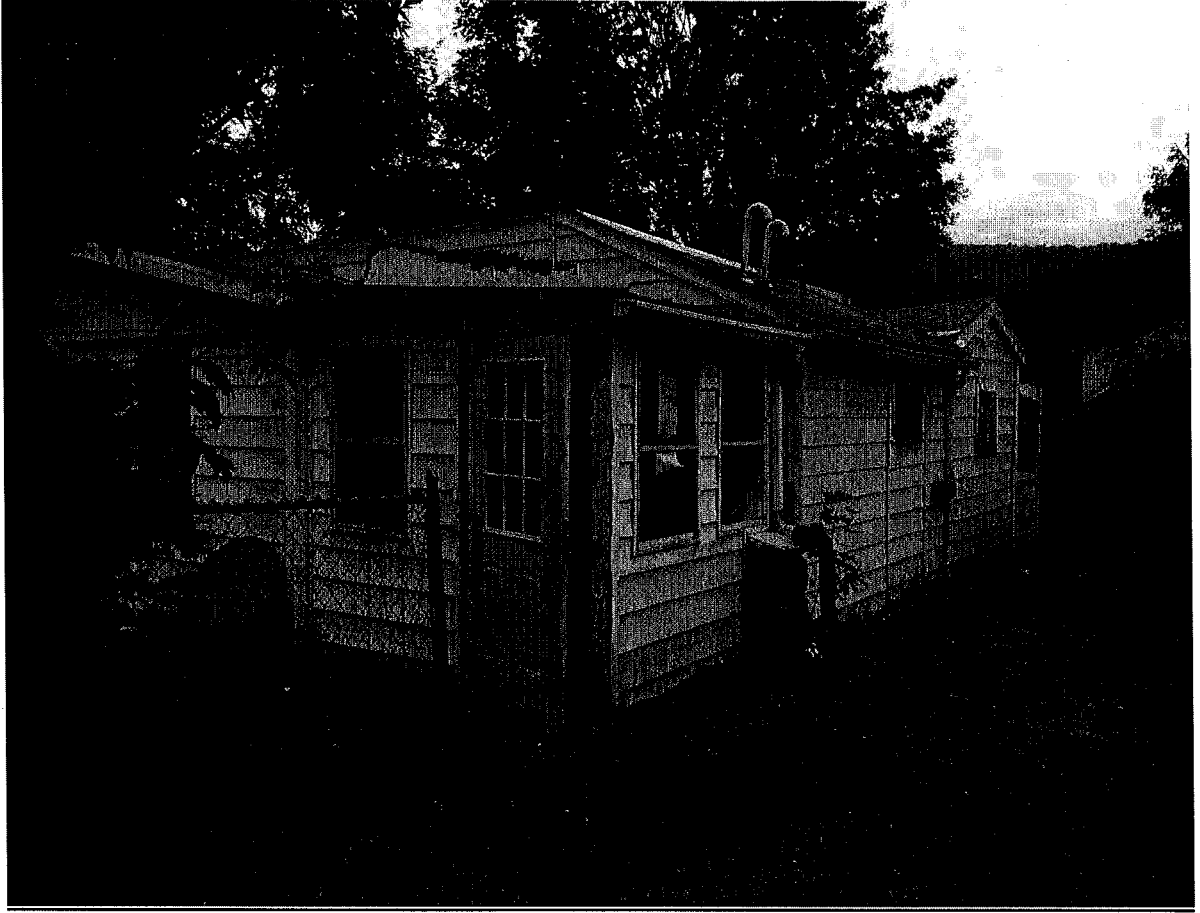
Sources of Funds:

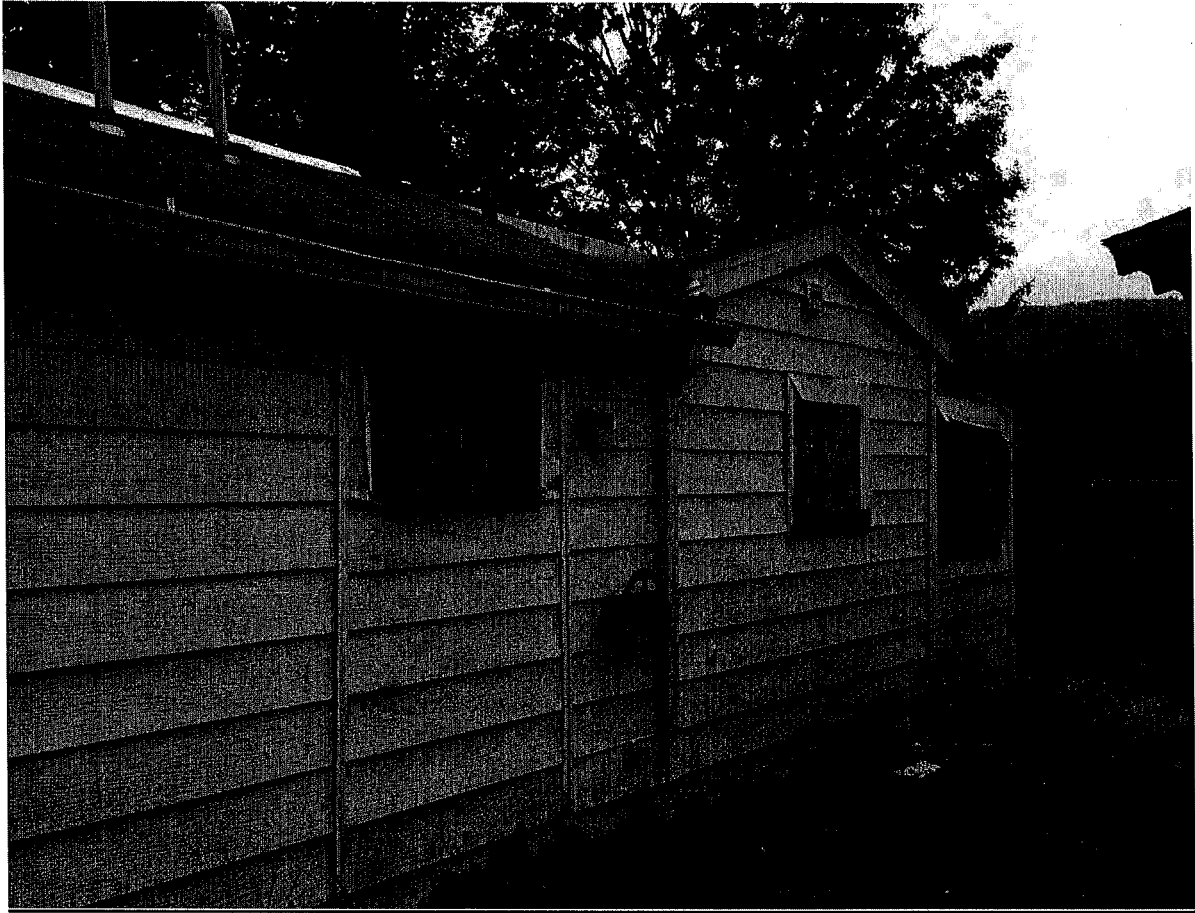
CRI Round 3 \$14,500

*Broome County (in-kind) \$5,700

TOTAL \$20,200

13 BIRCH STREET PHOTOS







15 Oakdale Road, Town of Union

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

- 15 Oakdale Road includes two structures: a single-family home at the front of the parcel and a garage with a second-floor apartment in the back.
- Property is flood damaged and has been vacant since 2011.
- The owner did not follow-through with the buy-out program and walked away from the property.
- Broome County took it through foreclosure in April 2017.
- The Town of Union identified this property as a priority demolition.
- The house is considered unfit for occupancy, having no utilities and not being cleaned out since the flood.
- The single-family home has been broken into several times and has been stripped of items of value, such as copper. The Town has had to secure the property several times.
- The garage structure is in very bad shape and becoming a safety hazard.
- Demolishing these structures will help flood recovery efforts within the Town.
- Town of Union and BCLBC have been working to identify potential projects since the beginning of 2017. Town submitted an application for assistance for this property, as well as 13 Birch and 179 Hudson, in June 2017.
- Current Owner: Broome County
- BCLBC will take title to property and work with the Town post-demo for best use, redevelopment of site or sale through our Side Lot Program.
- Estimated total project cost: \$49,500
 - Sources of funds:
 - \$36,500 (CRI)
 - \$13,000 (Broome County in-kind)

ESTIMATED DEMOLITION BUDGET
15 Oakdale Road
Town of Union / Village of Johnson City
(2 buildings - Single family home and garage with
apartment)

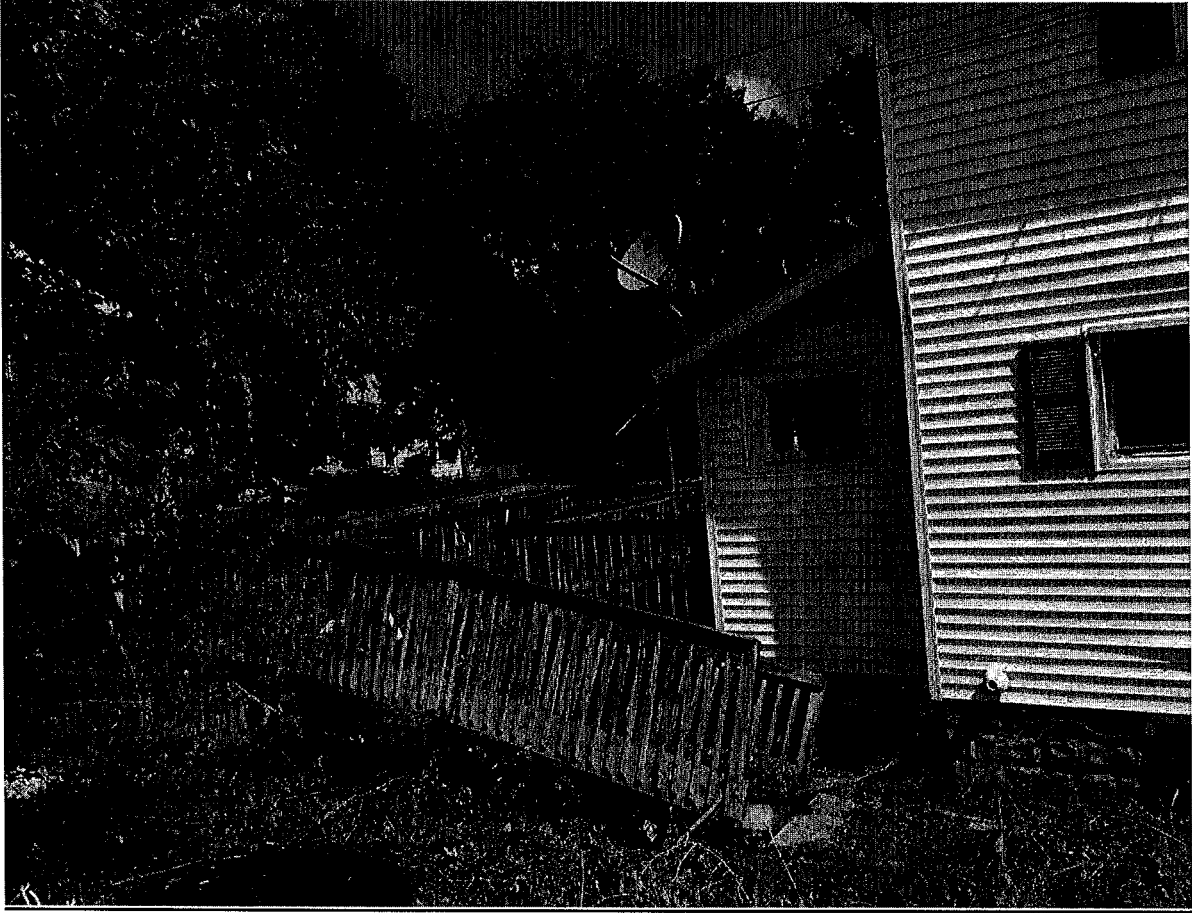
Expenses:

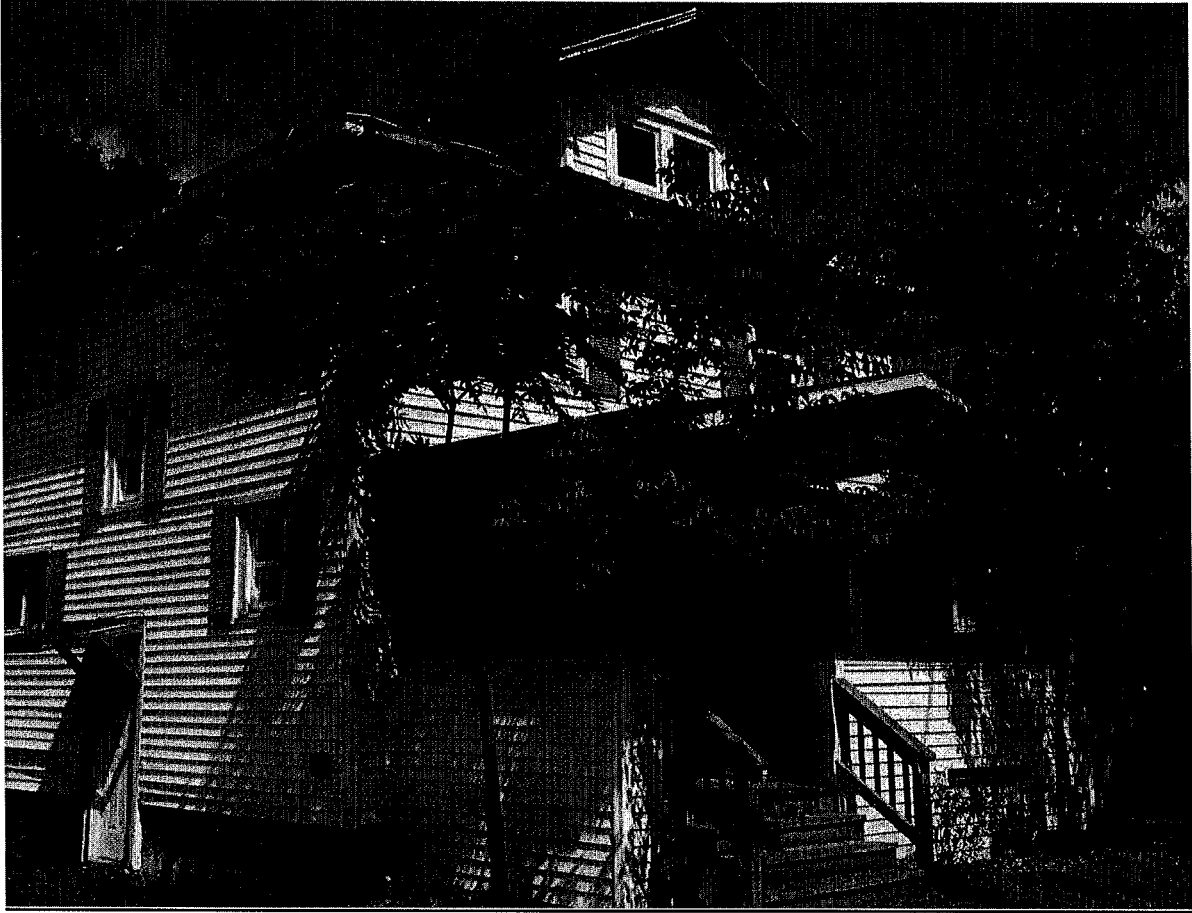
1) Acquisition	
a) Building	\$1
Subtotal	\$1
2) Soft Costs	
a) <i>Asbestos Survey*</i>	\$7,000
Subtotal	\$7,000
2) Construction Costs	
a) Asbestos Abatement	\$8,000
b) Air Monitoring	\$4,500
c) Demolition	\$24,000
d) <i>Tipping Fees*</i>	\$6,000
Subtotal	\$42,500
TOTAL PROJECT COST	\$49,501

Sources of Funds:

CRI Round 3	\$36,500
<i>*Broome County (in-kind)</i>	\$13,000
TOTAL	\$49,500

15 OAKDALE ROAD PHOTOS







179 Hudson Street, Village of Johnson City (Town of Union)
Project Submitted by Town of Union (Project Application attached)

near District

- 179 Hudson Street is a fire-damaged property in the Village of Johnson City.
- The site has been sitting vacant since the fire that occurred on May 14, 2015.
- Structure is a two-family residential building.
- The property has been flagged for multiple code violations.
- There have been increased incidents of loitering/trespass and squatting in the past few months.
- Broome County took it through foreclosure in April 2017.
- The Town of Union identified this property as a priority demolition.
- Town of Union and BCLBC have been working to identify potential projects since the beginning of 2017. Town submitted an application for assistance for this property, as well as 15 Oakdale and 13 Birch, in June 2017.
- Current Owner: Broome County
- BCLBC will take title to property and work with the Town post-demo for best use, redevelopment of site or sale through our Side Lot Program.
- Estimated total project cost: \$27,000
 - Sources of funds:
 - \$19,000 (CRI)
 - \$8,000 (Broome County in-kind)

ESTIMATED DEMOLITION BUDGET
179 Hudson Street
Town of Union / Village of Johnson City
(2-Family)

Expenses:

1) Acquisition

a) Building \$1

Subtotal \$1

2) Soft Costs

a) *Asbestos Survey** \$4,500

Subtotal \$4,500

2) Construction Costs

a) Asbestos Abatement \$4,000

b) Air Monitoring \$3,000

c) Demolition \$12,000

d) *Tipping Fees** \$3,500

Subtotal \$22,500

TOTAL PROJECT COST \$27,001

Sources of Funds:

CRI Round 3 \$19,000

**Broome County (in-kind)* \$8,000

TOTAL \$27,000

179 HUDSON STREET PHOTOS

