

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

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 the demolition projects attached hereto as Exhibit "A" and Exhibit "B", and

WHEREAS, the BCLBC has duly reviewed said projects at a regularly scheduled Board of Directors meeting held on Tuesday, May 22, 2018, and

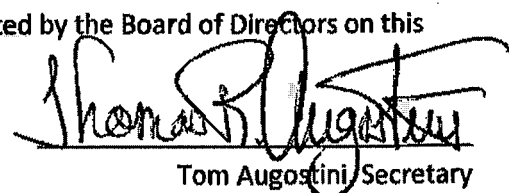
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the BCLBC approves the demolition projects attached hereto as Exhibit "A" and Exhibit "B", and be it,

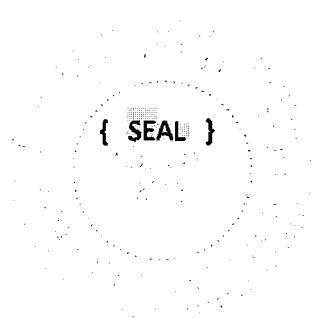
FURTHER RESOLVED, that the Executive Director or a duly authorized representative is hereby empowered to execute any such agreements, documents or papers as may be necessary to implement the intent of this resolution.

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 Augustini	X			
Stacey Duncan	X			
Jen Gregory				X
Dave Hamlin	X			
Steve Herz				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 22nd day of May 2018.


Tom Augustini Secretary



1200 NYS Route 79, Town of Windsor

Project submitted by Windsor Central School District – *Application attached*

- WCSD has approached the BCLBC to demolish a vacant, old farm house which sits on a 6.7 acre parcel that is directly across the street from the high school.
- The house has been vacant for at least six months and is run-down and dilapidated.
- WCSD has an option to purchase the property for a NTE amount of \$85,000.
- On May 15th, voters in the District approved the purchase of the property.
- WCSD would use the land to expand their Ag in the Classroom Program, a program in partnership with Cornell Cooperative Extension and Senator Fred Akshar.
- This would be the District's first field. They have some garden plots at elementary schools but nothing the size of the proposed parcel.
- The WCSD has pushed the advancement of several career pathways, one of which is agri-business.
- Broome County has not had an Ag program since the 1960s.
- Superintendent is worried that if they're unable to purchase the property, it may be purchased by an unscrupulous buyer. There are serious concerns of it turning into a drug house – which frightens the school given there are students right across the street.
- Another benefit to acquiring the parcel across the street from the high school is, if they install a pedestrian walkway to & from the school, then the NYS DOT will be able to reduce the speed in front of the school to 30 mph (it's currently 45 mph – oddly enough, the 30 mph zone ends right before the school driveway).
- WCSD would retain title to the property.
- Estimated total project cost: \$48,500
 - Sources of funds:
 - \$45,500 (CRI Round 3)
 - \$3,000 (*Broome County's LB tipping fee allocation*)

ESTIMATED DEMOLITION BUDGET

1200 NYS Route 79
Town of Windsor
(Single-family home)

Expenses:

1) Acquisition

a) Building n/a

Subtotal \$0

2) Soft Costs

a) Asbestos Survey \$4,500

Subtotal \$4,500

2) Construction Costs

a) Asbestos Abatement \$10,000

b) Air Monitoring \$4,000

c) Demolition \$27,000

d) *Tipping Fees** \$3,000

Subtotal \$44,000

TOTAL PROJECT COST \$48,500

Sources of Funds:

CRI Round 3 \$45,500

**Broome County (LB tipping fee allocation)* \$3,000

TOTAL \$48,500

Windsor Central School District

Dr. Jason A. Andrews

Superintendent of Schools

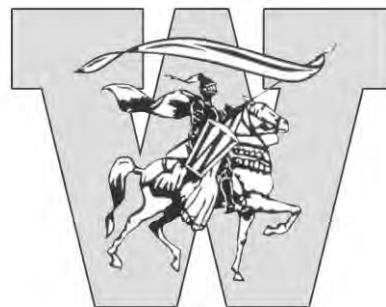
1191 NY Route 79

Windsor, New York 13865

607- 655-8216

607- 655-3553 (fax)

E-mail: jandrews@windsor-csd.org



Windsor Central School District “Land Lab” Project

Overview: The Windsor Central School District intends to use the residential and distressed vacant property at 1200 NY Route 79 in Windsor as a “land lab” which will offer many opportunities to the community and students.

Background: In May of 2017, voters approved a capital project that included the construction of a STEAM suite that will host the Agriculture in the Classroom program. During the 2016-2017 school year, through a partnership with Cornell Cooperative Extension, the district brought agriculture back to the classroom by implementing agriculture lessons into elementary curriculum. In an effort to continue to build upon the interest that is gained through early introduction, this year, programming expanded to the Middle School. Next year, a full-time High School Agriculture instructor will be added to provide a robust agricultural career pathway.

A proposition is included in the upcoming School Budget vote that will be held on May 15, 2018. The school district is asking for voter approval to purchase the 6.7-acre parcel of land, which is located across the street from the High School campus, and demolish the existing structure.

Project Description: The Windsor Central School District recently launched a new initiative called the Get Ready Knights program which aims to provide students with opportunities to get future ready by focusing on seven career clusters, one of which is agriculture.

The acquisition and demolition of the vacant property will allow for a “land lab” to be created which will provide students with a unique, hands-on learning experience. The property is across the street from the school district making it an ideal location for students and staff to access quickly. This facility will provide students with an opportunity to develop skills that are directly transferrable either to the workforce or offer them an advantage as they continue their education.

The “land lab” will also create space not only for student gardens but also for community gardens. Community gardens have a direct benefit to the local community by providing access to fresh fruits and vegetables, increase in physical activity through maintenance, create social opportunities in a rural area that will strengthen community spirit, and improved diet through the intake of fresh crops.

Windsor is a rural, high-needs school district, which has been identified based on the high percentage of individuals from families with incomes below the poverty line. In September of 2013, the Windsor Knight Pack program was created by a student with the mission of providing students in need food packs for weekends and school breaks. Since the inception over 80,000 food items such as pasta, oatmeal, canned fruits and vegetables, cereal, granola bars, and mac n cheese have been distributed. The creation of the student gardens will allow for fresh fruits and vegetables to be included, which will deliver healthy meals and snacks for students who otherwise would have no access.

The “land lab” will also generate an opportunity for students to plan, market and sell their goods at local farmer’s markets. This experience will enhance their learning to understand the true economics of agriculture and the value that it brings to our local economy.

New York is a leading agriculture state, which produced \$5.5 Billion worth of goods in 2016. Over 35,000 farms call New York State home. Alarmingly, the average age of a farmer in New York is 58 years old. In Broome County, 29% is comprised of an Agricultural District, which generates \$100 Million annually in business investments and \$30.7 Million in sales. We must make investments to educate youth to be informed consumers, but also to introduce them to agribusiness. By offering concept relevance and a connection to other content such as engineering, science, business and marketing; students will have a comprehensive understanding about the possibilities that exist beyond high school. The creation of the “land lab” will open opportunities by engaging students in an innovative environment so we can sustain our local agricultural business by developing a future ready labor supply that will continue to feed the world’s growing population right here in Broome County.

Jason A. Andrews, Ed.D.
Superintendent of Schools



PROJECT APPLICATION

SECTION I: Applicant Information

Applicant: Windsor Central School District

Contact Name: Dr. Jason A. Andrews

Address: 1191 NY Route 79, Windsor, NY 13865

Phone: 607-655-8216 Email: jandrews@windsor-csd.org

SECTION II: Property Information

Property Address: 1200 NY Route 79, Windsor, NY 13865 Tax Map #: 182.04-1-15

Municipality: Town of Windsor

Property Owner: SAF Windsor, LLC Phone: 614-296-2303

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:

A 6.7 acre parcel of land across the street from the Windsor Central High School campus. Presently there is a distressed vacant farm house on the property that the district is looking to have demolished, if the land is acquired.

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: Windsor Central School District

What is the re-use plan for the property?

Rehab New Construction Park / Garden / Green Space Other: "Land Lab"

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 District intends to use the property as a "land lab", offering a number of opportunities, including community gardening, enhancing experiential learning opportunities and expanding the Ag in the Classroom Program, furthering our efforts to provide a robust agricultural career pathway.

Estimated Project Cost	Project Start Date	Project Completion Date
\$30,000.00	July 1, 2018	August 1, 2018

Funding Source <small>(Ex., Dev Partner, Owner Equity, In-Kind, Bank Loan, etc.)</small>	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>
General Fund (Property Acquisition)	Windsor CSD	\$85,000.00	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?

The Windsor Central School district will use this vacant and under-utilized property as a key component of our growing Ag in the Classroom Program, including community gardens.

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: *Dason A. Andrews* Date: *4/23/18*









2977 NYS Route 26 – Town of Maine

Project Identified by BCLBC – No application

- As a result of reaching out to the BC Real Property office, BCLBC staff identified 2977 NYS Route 26 in the Town of Maine as a potential demolition project.
- 2977 NYS Route 26 is a single-family home that was constructed in 1940.
- The home was taken through foreclosure by Broome County in Spring 2018.
- Broome County is the current owner of the property and it recommends the property be demolished.
- The property is in extremely poor condition having endured several years of neglect. A large, dead tree has fallen onto the house's left side.
- The property sits on the corner of a rather prominent intersection in the Town of Maine (E. Maine Road and Route 26).
- The BCLBC would take title of the property. Once demolished, BCLBC will offer to Town for a gateway enhancement project, or sell to an adjacent property owner.
- Parcel is zoned as residential.
- Current Owner: Broome County
- Estimated total project cost: \$45,501
 - Sources of funds:
 - \$40,001 (CRI Round 3)
 - \$5,500 (Broome County in-kind)

ESTIMATED DEMOLITION BUDGET

2977 NYS Route 26
Town of Maine
(Single-family home)

Expenses:

1) Acquisition

a) Building \$1

Subtotal \$0

2) Soft Costs

a) Asbestos Survey* \$3,500

Subtotal \$3,500

2) Construction Costs

a) Asbestos Abatement \$8,000

b) Air Monitoring \$4,000

c) Demolition \$28,000

d) Tipping Fees* \$2,000

Subtotal \$42,000

TOTAL PROJECT COST \$45,501

Sources of Funds:

CRI Round 3 \$40,001

*Broome County (in-kind) \$5,500

TOTAL \$45,501







