

A regular meeting of the Broome County Land Bank Corporation (the "Land Bank") was convened in public session remotely through Zoom Video Conferencing on Tuesday, November 17, 2020, at 3:30 p.m., local time.

The meeting was called to order by the Chairman and, upon roll being called, the following members of the Land Bank were:

PRESENT:	Aaron Martin	Chairman
	Chris Papastrat	Vice Chairman
	Thomas Augostini	Secretary
	Tarik Abdelazim	Member
	Christopher Dziedzic	Member
	Michael Decker	Member
	Michael Sopchak	Member
ABSENT:	Stacey Duncan	Treasurer
	Christine Marchuska	Member

THE FOLLOWING PERSON WAS ALSO PRESENT:

Jessica Haas	Executive Director
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The following resolution was offered by M. Sopchak and seconded by C. Papastrat, to wit:

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SALES CONTRACT WITH BOB CHAN, VISION BUILD HOLDINGS BINGHAMTON LLC OR A RELATED ENTITY FOR THE SALE OF 3 KING AVENUE IN THE CITY OF BINGHAMTON, COUNTY OF BROOME, AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS TAX PARCEL NUMBER 160.46-3-4 FOR A SALE PRICE OF \$7,500, AND BE IT

FURTHER RESOLVED, THAT SUCH SALE AND FUTURE DEVELOPMENT IS SUBJECT TO THE TERMS OUTLINED IN THE LAND BANK'S COMMUNITY REVITALIZATION INITIATIVE PROGRAM AGREEMENT, DEVELOPMENT ENFORCEMENT MORTGAGE, AND DECLARATION OF RESTRICTIVE COVENANTS, AND BE IT

FURTHER RESOLVED, THAT IN CONSIDERATION OF THE PROJECT, THE LAND BANK SHALL CONTRIBUTE UP TO \$75,000 IN FUNDS FROM THE COMMUNITY REVITALIZATION INITIATIVE AWARDED TO THE LAND BANK ON JANUARY 1, 2019 AND THAT SUCH FUNDING WILL BE DISPERSED IN ACCORDANCE WITH AN AGREEMENT WITH THE BUYER, AND BE IT

FURTHER RESOLVED, THAT THE EXECUTIVE DIRECTOR OR A DULY AUTHORIZED REPRESENTATIVE IS HEREBY EMPOWERED TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS WITH RESPECT THERETO.

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

Aaron Martin	voting	Aye
Chris Papastrat	voting	Aye
Stacey Duncan	voting	Absent
Thomas Augustini	voting	Aye
Tarik Abdelazim	voting	Aye
Christopher Dzedzic	voting	Aye
Michael Decker	voting	Aye
Christine Marchuska	voting	Absent
Michael Sopchak	voting	Aye

This Resolution shall take effect immediately.

STATE OF NEW YORK:

: ss.:

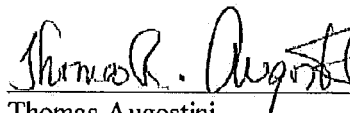
COUNTY OF BROOME:

I, the undersigned Chairman of the Broome County Land Bank Corporation (the "Land Bank"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on Tuesday, November 17, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Executive Order No. 202.1, dated March 7, 2020, regarding the suspension of Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was held remotely by video conference call and that the general public had the ability to view or listen to the proceeding and that such meeting has been transcribed and available upon request and that due notice of the time and forum of said meeting was duly given in accordance with the Executive Order and such Open Meetings Law; and (D) there was a quorum of the members of the Land Bank present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 18th day of November, 2020.



Thomas Augustini
Secretary

(SEAL)