

A regular meeting of the Broome County Land Bank Corporation was convened in public session in the Exhibit Room in the Broome County Public Library on Tuesday, February 20, 2024 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. Abdelazim, R. David, K. Davis, C. Dziedzic, W. Hughes, C. Marchuska A. Martin, M. Sopchak
Absent: T. Augostini (informed Executive Director of absence)
Staff: J. Haas, R. O'Donnell
CAP: N. Pappas
Other: C. McSorley

1. Call to Order: Chairman Martin called the meeting to order at 3:33 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the January 30, 2024 Board Meeting. On a motion by C. Dziedzic, seconded by C. Marchuska, motion carried unanimously.

3. Chairman's Remarks: Chairman Martin made no remarks.

4. Executive Director's Report and Financial Statement: J. Haas presented updates on the following items:

CDBG Projects: J. Haas reminded the Board that with the help of John Farrell at EXIT Realty and John Bernardo at SEPP Group, 1593 Oakdale Road and 313 Marion Street have been listed for sale. She mentioned that there is an item on today's agenda to consider the sale of 1593 Oakdale Road to an eligible and qualified buyer, and regarding 313 Marion Street, she's hopeful to receive eligible offers shortly. She also reminded the Board that Clearview Door and Window is well underway with their work at 224 Marion Street, and their contract calls for interior work to be completed by the end of March and exterior work completed by the end of May. She mentioned that there will be some minor CDBG funds that may be left over at the end of the grant, which Broome County may receive through an Administrative Fee, and that further discussion is still to be had about how those funds will be disbursed.

City of Binghamton ARPA/DHCR LBI Phase II Rehabilitation Projects: J. Haas reminded the Board of the BCLBC's inventory for rehabilitation projects under the City's ARPA program. She reminded the Board that Sunstream has completed the Asbestos abatement work at 52 Beethoven St and most of 34 Andrews Ave, with the remaining work to be completed in conjunction with the future General Contractor. She mentioned that the staff has recently met with one of the BCLBC's new construction managers and a new bid package for renovations will be issued this week for the redevelopment of 34 Andrews Avenue. She reminded the Board that with the assistance of Delta Engineers, bid packages for asbestos abatement of the

remaining ARPA properties will be issued soon, with 61 Park Avenue being an add-alternate due to the high amount of asbestos-containing materials found.

Broome County ARPA//DHCR LBI Phase II Demolition Projects: R. O'Donnell reminded the Board that there are now four tax-foreclosed properties in the BCLBC's inventory slated for demolition. He also stated that the most recent round of demolitions handled by LCP Group went well, and the BCLBC will look to dispose of the now vacant lots. Additionally, another round of demolitions will be issued later this year for the four remaining properties, which are located in the City of Binghamton and the towns of Barker, Colesville, and Windsor. J. Haas reminded there are two additional properties the BCLBC is looking into acquiring. One is from Broome County and one property is from Greater Opportunities. Side Lot interest letters have been mailed to neighbors with little interest so far, but the staff will attempt another round of follow-ups. She also reminded the Board of the four proposals in hand for the redevelopment of 119 Oak Hill Avenue in Endicott.

DHCR Land Bank Initiative: As it relates to the LBI Phase I funding, J. Haas reminded the Board that the staff is continuing to track expenses for year two, and the first disbursement request that was approved and received was around \$64,000. She also mentioned that Drescher & Malecki is beginning their audit of the BCLBC's 2023 financials this week and the audit is usually presented to the Finance Committee and Board in March.

DHCR LBI Phase II funding: R. O'Donnell reminded the Board that the Land Bank is contracting with Martin Kane Appraisals. They have completed appraisals for all Land Bank properties. J. Haas reminded the Board that the grant term is 18 months and that the Land Bank is well underway on several deliverables and that the first disbursement request for LBI Phase II totaled just over \$98,000. She also mentioned that she contacted the President of OCR to discuss alternative approaches to spending down the funds from this grant, and she was very receptive to the conversation. J. Haas stated that she's currently assessing the funding remaining to see if there is potential room for more demolition projects and/or partnerships with BCLBC co-development partners for projects that closely align with the original grant application.

Small Business Tipping Fee Waiver Program: J. Haas mentioned that in this new year, the second year of the program, that the staff will be working on greater media attention and spreading the word on this program. She stated that there is a press release ready to go and that it will most likely be issued within the next week or two. As a reminder, applications are capped at \$15,000 each and Small Businesses are defined as having 50 employees or less.

Administrative/Housekeeping Items: J. Haas reminded the Board that the foreclosure moratorium passed by the NYS Legislature was vetoed by the Governor right before the end of the year. The Governor has also included language in the 2024-2025 NYS Budget to allow for a process to handle excess proceeds/property values, and she will keep them informed of any updates. She mentioned that The NYLBA dues for 2024 will be \$2,000 and are on the agenda today. She also reminded the Board about engaging additional outside legal counsel that specializes in Land Bank matters, but that the current legal counsel will remain the primary source for BCLBC legal matters.

J. Haas closed with the financial report.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. There were no comments.

6. Approve 2024 New York Land Bank Association Membership & Dues: J. Haas the proposed New York Land Bank Association (NYLBA) dues for 2024 are based on total revenue per land bank and our total would be \$2,000. Chairman Martin requested a motion to approve membership into the NYLBA and to

approve payment of the 2024 dues. On a motion by C. Marchuska, seconded by C. Dziedzic, motion carried. T. Abdelazim abstained due to his employer's contract with NYLBA.

7. Executive Session to Discuss the Disposition and Acquisition of Real Property: A. Martin requested the Board enter executive session to discuss the disposition of real property. Chairman Martin requested a motion to enter executive session. On a motion by M. Sopchak, seconded by C. Dziedzic, motion carried unanimously. Time: 4:02 p.m.

Chairman Martin requested a motion to resume regular session. On a motion by C. Marchuska, seconded by C. Dziedzic, motion carried unanimously. Time: 4:21 p.m.

8. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 65 Nowlan Road in the Town of Fenton to the Hillcrest Community Association, Inc. (Resolution 2024-3): Chairman Martin called for a motion to authorize the sale of 65 Nowlan Road, Binghamton, NY to the Hillcrest Community Association, Inc. On a motion by M. Sopchak, seconded by W. Hughes, motion carried unanimously.

9. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 282 Ransom Road in the Town of Chenango to QES Holdings, LLC (Resolution 2024-4): Chairman Martin called for a motion to authorize the sale of 282 Ransom Road, Binghamton, NY to QES Holdings, LLC. On a motion by W. Hughes, seconded by C. Marchuska, motion carried unanimously.

10. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 1363 Millburn Drive in the Town of Conklin to Ryan and Amy Ray (Resolution 2024-5): Chairman Martin called for a motion to authorize the sale of 1363 Millburn Drive, Conklin, NY to Ryan and Amy Ray. On a motion by K. Davis, seconded by C. Dziedzic, motion carried unanimously.

11. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 1593 Oakdale Road in the Town of Maine to Jasmine Rosario (Resolution 2024-6): J. Haas stated that the buyers have been vetted and she believes this to be another successful Affordable Homes Program success. Chairman Martin then requested a motion to authorize the sale of 1593 Oakdale Road, Johnson City, NY to Jasmine Rosario. On a motion by T. Abdelazim, seconded by R. David, motion carried unanimously.

12. Resolution Authorizing the Executive Director to Enter into an Agreement with the County of Broome to Accept Brownfield Remediation Funding to Support the Land Bank's Blight Reduction Programs for 2024 (Resolution 2024-7): J. Haas stated that the County is providing \$600,000 in Brownfield funds to the Land Bank to support Land Bank's programs. Chairman Martin then requested a motion to authorize the Executive Director enter into an agreement with Broome County to accept funding. On a motion by T. Abdelazim, seconded by R. David, motion carried unanimously.

13. New Business: Chairman Martin asked if there was any new business to discuss. C. Dziedzic made a motion to introduce and consider Resolution 2024-8: Resolution Authorizing the Land Bank to Acquire Property from OM Shirdi Sai, LLC, Attached Hereto as Exhibit "A", and Authorizing the Executive Director of the Land Bank to Execute and Deliver any and all Documents with Respect Thereto. On a motion by C. Dziedzic, seconded by W. Hughes, motion carried unanimously.

14. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by T. Abdelazim, seconded by M. Sopchak, the motion carried unanimously. The meeting adjourned at 4:25 p.m.