

A regular meeting of the Broome County Land Bank Corporation (the "Land Bank") was convened in public session in the Exhibit Room at the Broome County Public Library on Tuesday, May 21, 2024, 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
	Thomas Augostini	Vice Chairman
	Christopher Dziedzic	Secretary
	Mike Sopchak	Treasurer
	Tarik Abdelazim	Member
	Rich David	Member
	Wendy Hughes	Member
ABSENT:	Tarik Abdelazim	Member
	Kyle Davis	Member
	Christine Marchuska	Member

THE FOLLOWING PEOPLE WERE ALSO PRESENT:

Jessica Haas	Executive Director
Robert O'Donnell	Assistant Director

The following resolution was offered by T. Augostini and seconded by C. Dziedzic, to wit:

RESOLUTION AWARDDING A CONTRACT FOR RESIDENTIAL AND COMMERCIAL REAL ESTATE SERVICES FOR THE BROOME COUNTY LAND BANK CORPORATION TO EXIT REALTY HOMEWARD BOUND, 202 CLUBHOUSE ROAD, VESTAL, NEW YORK 13850, AND BE IT

FURTHER RESOLVED, THAT SUCH SERVICES SHALL BE RENDERED FOR A ONE YEAR PERIOD FROM AUGUST 22, 2024 THROUGH AUGUST 21, 2025, WITH THE OPTION OF TWO (2) ONE-YEAR RENEWALS, AND BE IT

FURTHER RESOLVED, THAT IN CONSIDERATION OF SAID SERVICES, EXIT REALTY HOMEWARD BOUND SHALL COLLECT COMMISSIONS AND FEES AT THE RATES ATTACHED HERETO AS EXHIBIT "A", AND BE IT

FUTHER RESOLVED, THAT THE EXECUTIVE DIRECTOR OR THEIR DESIGNEE 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
Thomas Augostini	voting	Aye
Christopher Dziedzic	voting	Aye
Mike Sopchak	voting	Aye
Tarik Abdelazim	voting	Absent
Rich David	voting	Aye
Kyle Davis	voting	Absent
Wendy Hughes	voting	Aye
Christine Marchuska	voting	Absent

This Resolution shall take effect immediately.

STATE OF NEW YORK:

: ss.:


COUNTY OF BROOME:

I, the undersigned Secretary 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, May 21, 2024 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 Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with 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 21 day of May, 2023.



Christopher Dziezic
Secretary

(SEAL)



To Whom It May Concern:

EXIT Realty Homeward Bound would be honored to continue working with the Broome County Land Bank as its exclusive agency to assist in purchasing real estate as well as listing/marketing the specific properties that are owned by the BC Land Bank.

Our qualifications consist of

- **Currently conducting 19.83% of all MLS Related Real Estate Sales in Greater Binghamton. (#1 Market Share)**
- **Having consistently available agents and brokers to assist in said sales.**
- **Understanding the knowledge of Broome County current market stats.**
- **See attached License**

John Farrell, a NYS Broker of almost 40 years has been handling the BC Land Bank properties in the past and will continue to do so along with our hired staff of Marketing Coordination and Closing Coordination.

- **Catherine Robinson, marketing coordinator 10 years in the Real Estate Industry.**
- **Suzette Decker, transaction coordinator 20 years in the Real Estate Industry.**
- **Robert Farrell, Broker/Owner of EXIT Realty Homeward Bound with 20 years exp.**

Our commission will continue to be 6% of the sales price on all listings for the land bank paid out at closing. Any buyer representation on unlisted property will be 2.5%. In the case the a property is listed by MLS, we are typically compensated by the seller.

No Other fees are charged

We look forward to working with you.