

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, August 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, C. Dziedzic, W. Hughes, C. Marchuska (arrived at 3:42 p.m.),
A. Martin, M. Sopchak
Absent: T. Augostini, K. Davis (informed Assistant Director of absences)
Staff: R. O'Donnell
CAP: N. Pappas
Other: C. McSorley

1. Call to Order: Chairman Martin called the meeting to order at 3:35 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the June 25, 2024 Board Meeting. On a motion by M. Sopchak, seconded by C. Dziedzic, motion carried unanimously.

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

4. Assistant Director's Report and Financial Statement: R. O'Donnell presented updates on the following items:

CDBG Projects: R. O'Donnell stated that the Land Bank is due to close any day now on 224 Marion Street. He reminded the Board that the grant was extended through the end of October and that the only remaining item after closing will be to complete the final APR and submit it to the State.

City of Binghamton ARPA/DHCR LBI Phase II Rehabilitation Projects: R. O'Donnell updated the Board on the rehabilitation of 34 Andrews Avenue and 52 Beethoven Street. He also stated that the bid package for the renovations at 33 Elm Street has been issued and that the one for 8 Gray Street isn't far behind. After those two, the Land Bank will turn its attention to 170 Moeller and 14 McNamara. He reminded the Board that the RFP for the purchase and redevelopment of 21 Walnut Street was issued in July and proposals are due on September 6th. There has been some interest in the property, and he reminded the Board that the Land Bank is proposing utilizing \$100,000 in City ARPA funds as a developer subsidy, with the requirement that at least one of the two units be rented to low-to-moderate income individuals and families.

Broome County ARPA//DHCR LBI Phase II Demolition Projects: R. O'Donnell reminded the Board that Gorick Construction has undertaken the current round of demolitions. All structures are down, and the round has gone well so far. Gorick has until the end of the month/early September to finish all site work before closing out the project. He mentioned that as it relates to future demolitions, 61 Park Avenue in

Binghamton is the only remaining demolition property in the Land Bank's inventory, but also that there is an item on today's agency for acquisition. R. O'Donnell also mentioned that the Land Bank would look to begin disposition of the side lots soon, with many having side lot interest.

DHCR Land Bank Initiative: As it relates to the LBI Phase I funding, R. O'Donnell reminded the Board that year two of LBI Phase I comes to a close this week, with the final disbursement being submitted before the end of the week. He stated that there is a Resolution before the Board today to renew for LBI Phase I year three.

DHCR LBI Phase II funding: R. O'Donnell reminded the Board that the grant term is 18 months, and the Land Bank is continuing its work on several deliverables. He mentioned that after some upcoming invoices are paid, that the Land Bank should be at or near the threshold necessary to reapply for more funds within the next month or two.

Small Business Tipping Fee Waiver Program: R. O'Donnell reminded the Board that they approved an application from Marchuska Development, LLC to demolish the former Spot Restaurant and an adjoining single-family home. He stated that the staff continues to spread the word about the program to increase the number of applications. As a reminder, applications are capped at \$15,000 each, and Small Businesses are defined as having 50 employees or less.

Administrative/Housekeeping Items: R. O'Donnell stated that due to the recent tax foreclosure process changes adopted in the NYS Budget, access to properties may be challenging and take longer than usual. He also reminded the Board of possible grant funding opportunities and the next NYLBA meeting.

R. O'Donnell closed with the financial report.

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

6. Resolution Authorizing an Amendment to the Agreement with the New York State Housing Trust Fund Corporation for the Administration of a Land Bank Initiative ("LBI") Grant to support the Land Bank's Operations for 2024-2025 (Resolution 2024-33): R. O'Donnell stated that this amends the contract with the NYS HTFC for year three of the LBI Operations Grant, which extends the term for an additional year and covers an additional \$200,000 in expenses. After a brief discussion, Chairman Martin called for a motion to authorize an amendment to the agreement with the NYS HTFC for the LBI Operations Grant. On a motion by C. Dziedzic, seconded by C. Marchuska, motion carried unanimously.

7. Executive Session to Discuss the Acquisition and Disposition of Real Property: The Board decided not to enter into Executive Session.

8. Resolution Authorizing the Executive Director to Execute a Sales Contract for the Sale of 11 Prospect Avenue in the Town of Colesville to Broome County (Resolution 2024-34): R. O'Donnell stated that the Land Bank has attempted to sell the lot through the Side Lot Program, with no interest being received. This would transfer the lot back to Broome County, which would auction off the property. After a brief discussion, Chairman Martin then requested a motion to authorize the sale of 11 Prospect Avenue, Port Crane, NY to Broome County. On a motion by M. Sopchak, seconded by W. Hughes, motion carried.

9. Resolution Authorizing the Acquisition of Property from Broome County (Resolution 2024-35): R. O'Donnell stated this is to acquire 26 Overland Drive in the City of Binghamton for future demolition. After a brief discussion, Chairman Martin called for a motion to authorize the acquisition of property from Broome County. On a motion by R. David, seconded by M. Sopchak, motion carried unanimously.

10. Resolution to Approve a Proposed Demolition Project – 26 Overland Drive, City of Binghamton (Resolution 2024-36): R. O'Donnell briefed the Board on where the property is located and what kind of condition exists for the structure on the parcel. After a brief discussion, Chairman Martin called for a motion to approve a proposed demolition project at 26 Overland Drive in the City of Binghamton. On a motion by M. Sopchak, seconded by R. David, motion carried unanimously.

11. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Marchuska, seconded by R. David, the motion carried unanimously. The meeting adjourned at 4:11 p.m.