

A regular meeting of the Broome County Land Bank Corporation was convened in public session at the Broome County Public Library, 185 Court Street, in the City of Binghamton, Broome County, New York on Tuesday, September 25, 2018 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: D. Hamlin, S. Herz, A. Martin, C. Papastrat, D. Reynolds, L. Shumaker
Absent: T. Augostini, S. Duncan
Staff: M. Scarinzi
CAP: K. Kamlet
Other: P. Benz, M. Irwin, E. Goetz, A. Johnson, M. Schuster, R. Heller-Seinberg

1. Call to Order: Chairman Martin called the meeting to order at 3:32 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the August 28, 2018 Board meeting. On a motion by D. Hamlin, seconded by C. Papastrat, motion carried. S. Herz abstained.

3. Chairman's Remarks: Chairman Martin made only a few remarks and advanced to the next agenda item. No motion necessary.

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

M. Scarinzi reminded the Board that all meetings through the end of the year would take place in the first floor Decker Room of the Library.

M. Scarinzi mentioned the ABO Budget is due by the end of October and she would be scheduling a meeting of the Finance Committee to review the proposed 2019 Operating Budget to bring for consideration to the Board at its October meeting.

M. Scarinzi informed the Board the funding application for CRI 2019-2020 was submitted on September 7th. The Application was for \$1.5 million for a combination rehab and demo project. Awards to be announced later this fall.

NY Main Street Project – Village of Windsor: M. Scarinzi advised the Board the Village would like to do a media event showcasing the renovations. She said she would notify the Board when that gets scheduled.

M. Scarinzi informed the Board all three Town of Union properties (13 Birch, 15 Oakdale and 179 Hudson) have been demolished. She said the project is now in the closeout phase where Keystone is

working with Gorick to complete submittals and finalize site work. It should all be complete by end of September.

M. Scarinzi said all 3 Town of Union properties are demolished. Now in closeout phase, finalizing site work, Keystone working with Gorick to complete submittals and closeout paperwork. Should all be complete in next few weeks.

M. Scarinzi told the Board the three scattered-site demolitions were expected to begin next week with 2977 Route 26, Maine on October 1, 103 Hill Ave, Endicott on October 2 and 1625 Pearl Street, Vestal on October 3. She said the press conference would be held at 9am on October 2 in Endicott with photo opportunities at the other properties beginning at 9:00 AM on the respective dates. She encouraged Board member to attend.

M. Scarinzi told the Board the renovation of 47 North Street is progressing well. Project should be complete by end of October.

M. Scarinzi updated the Board on the Goodwill Theatre project the BCLBC has partnered on. She told the Board the pre-demolition asbestos abatement was finishing up. Now awaiting demo schedule.

M. Scarinzi told the Board the Windsor Central School District has experience a delay with closing on the property due to a title issue. District is working to resolve,

M. Scarinzi informed the Board the BCLBC has closed on 34 Jarvis Street with FRGK Realty, and would close on 349 Second Avenue, Vestal next week.

M. Scarinzi said to address the Community Advisory Panel (CAP) ‘call to membership’ which was mentioned at the last meeting, she recently discovered DRAFT Role & Responsibilities for CAP members and a corresponding DRAFT application to become a member of the CAP. It appears both items were tabled in September 2014 and never voted on. With that said, she said she’s going to call together the Governance Committee to review the DRAFT roles and responsibilities and DRAFT application to recommend to the Board at our next meeting. Once approved, the BCLBC will make an announcement seeking membership to the CAP.

M. Scarinzi concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. K. Kamlet briefly discussed Opportunity Zones, a new Federal community development program, and provided the Board with a map of Southern Tier Opportunity Zones. A. Johnson inquired about the Community Advisory Panel and inquired about how the BCLBC selects properties. P. Benz mentioned the Neighbors4Neighbors program and suggested the BCLBC research for area. M. Schuster from the County Health Department spoke to the Board about its Healthy Neighbor Program, the need to address lead paint issues and create healthy homes. He also mentioned he was co-chair of the County’s new Safe Housing Task Force.

6. Resolution Authorizing the BCLBC to Transfer Portions of 1605 Davis Avenue, 1701 Davis Avenue and 520 Fairmont Avenue in the Town of Union to the Town of Union: M. Scarinzi requested authorization from the Board to transfer 1605 Davis Avenue, specifically lots 67, 68, 69, 76, 77 and 78 from tax map number 158.05-3-12, 1701 Davis Avenue and 520 Fairmont Avenue, tax map numbers 158.05-3-14 and 158.05-3-13, respectively, to the Town of Union. After some discussion, Chairman Martin requested a motion to approve a resolution authorizing the BCLBC to transfer 1605 Davis Avenue

(lots 67, 68, 69, 76, 77 and 78), 1701 Davis Avenue and 520 Fairmont Avenue to the Town of Union. On a motion by D. Reynolds, seconded by L. Shumaker, motion carried unanimously.

7. Resolution Authorizing Allocation of Funds to Pearl Street-Town of Vestal Gateway Project: M. Scarinzi requested an allocation of funds not to exceed ten thousand dollars to the Pearl Street-Town of Vestal Gateway project. She presented the aspects of the project which included a welcome sign and landscaping at the location of the BCLBC demolition of 1625 Pearl Street, Vestal. The project would be a partnership between the BCLBC, Town of Vestal and NYSDOT, as it involves a DOT right-of-way. After a brief discussion, several Board members requested to table the item and request additional information from the Town of Vestal, such as their commitment to the project. Chairman Martin requested a motion to table the item. On a motion by S. Herz, seconded by L. Shumaker, motion carried unanimously.

8. Old Business: There was no old business discussed.

9. New Business: There was no new business discussed.

10. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by D. Reynolds, seconded by C. Papastrat, the motion carried unanimously. The meeting adjourned at 4:37 p.m.