

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, April 2, 2019 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, C. Dziedzic, D. Hamlin, S. Herz, A. Martin, C. Papastrat, L. Shumaker
Absent: T. Augostini, S. Duncan
Staff: M. Scarinzi
CAP: N. Pappas
Other: C. Cramer

1. Call to Order: Chairman Martin called the meeting to order at 3:40 p.m.

2. Approval of Minutes: Chairman Martin asked for a motion to approve the minutes from the February 26, 2019 Board meeting. On a motion by C. Dziedzic, seconded by D. Hamlin, motion carried unanimously.

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 said the final New York State Budget did not include any funding for Land Banks. She said the Assembly included \$20 million in its budget, but it did not make the final State budget.

2019-2020 Land Bank CRI: M. Scarinzi told the Board the BCLBC has a new insurance agent, Smith Bros – The Partners. The new policy met the needs of our grant administrator, has better more comprehensive coverage and is less expense than the old policy. She also said with insurance now in place, the BCLBC has an executed contract with Enterprise Community Partners, Inc. for our \$1.2 million Land Bank Community Revitalization Initiative grant award.

2017-2018 Land Bank CRI: M. Scarinzi provided updates on the following projects:

Windsor Central School District Demolition Project: Demolition was now complete. She said she's awaiting final closeout documents and invoices to completely closeout the project.

Vestal Gateway Project: She stated the sign was under production.

Margery Street TOB demolition: She did not provide many details during this section as it was to be talked about later in the meeting.

M. Scarinzi reported that pre-development work on the three-property rehabs within the City of Binghamton had started. Lead risk assessments were underway, asbestos testing was completed but waiting on results, and Keystone architects were working on drawings for each.

She announced the BCLBC closed on the sale of 21 Milford on March 27.

She mentioned a foreclosed single-family home at 1125 Glenwood Road, Town of Vestal, as a possible rehab property. If acquired, the intent would be to use the sales proceeds from the CDBG houses to renovate the house. She told the board there's a structural issue with an exterior wall. Both a structural engineer and potential contractor looked at the wall and advised it should be replaced. She said she was currently negotiating with the County. The BCLBC's offer will be considered by the Legislature in May.

M. Scarinzi concluded by reviewing the financial statement.

5. Public/Community Advisory Panel Comments: Chairman Martin opened the floor for comments. Hearing none, Chairman Martin moved to the next agenda item.

6. Governance Committee – Community Advisory Panel Membership: C. Papastrat presented the committee's recommendations for membership to the Community Advisory Panel (CAP). In an effort to reinvigorate the CAP, membership applications were received as a result of a call for membership issued in January. During a brief discussion, it was noted there was still one vacancy for business representative. Chairman Martin requested a motion to approve the recommended slate of members as presented by the Governance Committee. On a motion by L. Shumaker, seconded by C. Papastrat, motion carried. T. Abdelazim abstained.

7. Resolution to Approve a Proposed Demolition Project and Budget for the 2017-2018 Land Bank Community Revitalization Initiative – 3492 Margaret Street, Town of Binghamton: M. Scarinzi stated the bids for the Margery Street demolition came in higher than expected and stated the need to revise the project budget in order to complete the project. She presented the revised demolition budget, which included an increase from \$38,201 to \$51,454. After a brief discussion, Chairman Martin requested a motion to approve the proposed demolition project and budget for 3492 Margery Street as part of the 2017-2018 Community Revitalization Initiative. On a motion by D. Hamlin, seconded by C. Dziedzic, motion carried unanimously.

8. Resolution Awarding a Contract for Asbestos Abatement and Demolition of 3492 Margery Street in the Town of Binghamton: M. Scarinzi told the board an RFB was issued in mid-March. The deadline for bids was April 1. Two bids were received – Gorick Construction Co. and Kascon. M. Scarinzi presented a letter from our consultant for the project, Keystone, recommending selection of Gorick as the lowest responsible bidder with a bid of \$32,000. Chairman Martin called for a motion to approve a resolution awarding a contract for asbestos abatement and demolition of 3492 Margery Street in the Town of Binghamton to Gorick Construction Co. On a motion by L. Shumaker, seconded by C. Dziedzic, motion carried unanimously.

9. Approve 2019 New York Land Bank Association Membership and Dues: M. Scarinzi state the Broome County Land Bank has been member of the New York Land Bank Association since its inception. She said membership in the organization has been beneficial. It allows for collaboration with peers, annual conferences, monthly conference calls and has pushed for and achieved legislative changes to the NYS Land Bank Act which have positively impacted land banks' abilities to function. T. Abdelazim stated that the organization he works for, Center for Community Progress, has contracted to do work for the Association in the past, and may in the future. While he does not benefit directly from the work, he said

he would be abstaining from the discussion and vote on membership in the Association as to avoid any appearance of a conflict of interest. Chairman Martin requested a motion to approve the 2019 New York Land Bank Association Membership and Dues. On a motion by L. Shumaker, seconded by D. Hamlin, motion carried. T. Abdelazim abstained.

10. Adjournment: Chairman Martin asked for a motion to adjourn. On a motion by C. Papastrat, seconded by D. Hamlin, the motion carried unanimously. The meeting adjourned at 4:31 p.m.