



2018 ANNUAL REPORT

BROOME COUNTY LAND BANK CORPORATION
60 HAWLEY STREET, 5TH FLOOR
BINGHAMTON, NY 13901
www.broomelandbank.org

BOARD OF DIRECTORS AND OFFICERS

Names and Titles

Aaron Martin <i>Chairman</i>	Chris Papastrat <i>Vice Chairman</i>
Thomas Augustini <i>Secretary</i>	Stacey Duncan <i>Treasurer</i>
Christopher Dziejczak <i>Director</i>	David Hamlin <i>Director</i>
Stephen Herz <i>Director</i>	Daniel Reynolds <i>Director</i>
Linda Shumaker <i>Director</i>	

2018 BOARD COMMITTEES AND MEMBERSHIP

Governance/Personnel Committee

Chris Papastrat, Chair
Thomas Augustini
Stephen Herz

Finance/Audit Committee

Stacey Duncan, Chair
Linda Shumaker
VACANT

2018 COMMUNITY ADVISORY PANEL

Lois Andrascik	Janet McHenry
Emil Bielecki	Joseph Moody
Joel Boyd	Robert Murphy
Timothy Huften	Nick Pappas
Kenneth Kamlet, Esq.	Michael Sopchak
Eileen Konecny	Mary Webster
Rosemary Markoff	Jerry Willard

CORPORATION STAFF

Margaret J. Scarinzi
Executive Director

MISSION STATEMENT

The mission of the Broome County Land Bank is to foster economic and community development by acquiring, holding, managing, developing and marketing distressed, vacant, abandoned and under-utilized properties.

2018 Overview

The Broome County Land Bank Corporation (BCLBC), a nonprofit corporation, was established by Broome County in 2013 under the New York Land Bank Act. The BCLBC was created to target distressed, vacant, abandoned and foreclosed properties with the goal of fostering community and economic development by eliminating blight and stabilizing neighborhoods. The intention is to put nuisance properties back into productive use.

For the BCLBC, 2018 was a year full of activity and accomplishment. The BCLBC celebrated the successful completion of several projects, sold our first rehabbed homes, and was awarded over one million dollars in new grant funding to continue its mission. The BCLBC also continued to build partnerships and leverage funds, positioning itself to make an even greater positive impact on distressed neighborhoods throughout Broome County. This report will highlight the many notable accomplishments achieved by the BCLBC in 2018.

2018 Highlights

Land Bank Community Revitalization Initiative (CRI)

The New York State Office of the Attorney General (OAG) established the Land Bank Community Initiative in 2013 with funding secured through settlements with the nation's largest banks over misconduct that contributed to the housing crisis. The initiative seeks to boost neighborhood revitalization efforts statewide by addressing nuisance properties and returning them to production use. To date, the OAG has provided over \$82 million in funding in support of the activities of New York's Land Banks.

CRI - Round 3 Grant Award: \$650,870

Scattered-Site Demolitions

A large component of our CRI Round 3 award was our county-wide demolition program. In 2018, the BCLBC, with input from the community and our municipal partners, identified multiple residential properties for demolition. Our first wave of demolitions occurred in the Town of Union. The properties identified were 13 Birch Street and 15 Oakdale Road in the Town of Union, and 179 Hudson Street in the Village of Johnson City. 13 Birch Street was a condemned single-family house that had been vacant for

over four years. It was a remnant of the 2011 flood and an eyesore on a neighborhood still trying to recover. 15 Oakdale Road was another flood house that had been vacant since 2011. The property was a nuisance property, being broken into several times, and a safety concern for the Town. The BCLBC demolished both properties in August, removing hazards from the community and helping the flooded neighborhoods continue their recovery.

179 Hudson Street in the Village of Johnson City was a fire-damaged two-family house that had been sitting vacant for over three years. The property had become a drain on local resources, as there had been increased cases of loitering and squatting on the premises. The BCLBC demolished the property in August and offered adjacent neighbors the opportunity to purchase the vacant lot through its Side Lot Program. The BCLBC Board of Directors approved the sale of the property to an adjacent neighbor as a side lot in late 2018, thereby putting the property back on the tax rolls.



179 Hudson Street, Village of Johnson City

The BCLBC partnered with the Village of Endicott in October to demolish 103 Hill Avenue. The property was a vacant and condemned two-family structure that posed a danger to not only surrounding residential properties, but to the nearby Little Italy business district. The Village, which owns the property, requested the BCLBC demolish the property to remove the hazard in support of its economic development efforts. The Village of Endicott has committed to constructing a municipal parking lot on site to support its growing Little Italy business district.

Working with the Town of Maine, the BCLBC identified 2977 NYS Route 26 as a demolition project within the Town. The property, a single-family home which sat at a prominent intersection within the Town,



2977 NYS Route 26, Town of Maine

suffered years of neglect making it one of the biggest eyesores in the Town. The property was demolished in early October. In its place, the Town has committed to develop the site into a gateway for the Town, installing signage, providing information about the Town and constructing a community garden for Town residents.

The BCLBC identified 1625 Pearl Street in the Town of Vestal as another residential demolition. The single-family home was severely damaged by the 2011 flood, completely collapsing part of its foundation, and was condemned by the Town. The

BCLBC demolished this hazardous property in October, helping the surrounding neighborhood as it continues to heal from the wounds of the flood. The property, located at an exit ramp off of Route 17, will be developed into a gateway by the Town of Vestal, complete with signage and landscaping.

The Goodwill Theatre Performing Arts and Conference Center Complex

In support of the Goodwill Theatre's efforts to remove blight and develop its performing arts and conference center complex, the BCLBC partnered with the Theatre on the demolition of 55 and 59 Broad Street in the Village of Johnson City. The properties, which were purchased by the Theatre, were blighted and vacant former slum apartments which were experiencing an increase of criminal activity. In November, the buildings were demolished. The land is temporarily being used for parking. The final use of the land will house the rear west expansion of the Goodwill Theatre stage-house and the infill building connecting the Goodwill Theatre building to the Firehouse. The total project cost was \$85,483. The BCLBC contributed \$60,610 towards the cost of pre-demolition asbestos surveys and testing, abatement and millings-fill. Delta Engineers and Gorick Construction were also partners on the project.

47 North Street, Binghamton

In December, the BCLBC, City of Binghamton and First Ward Action Council held a ribbon cutting ceremony for 47 North Street, an historic property on the City's west side, which was fully restored as part of the Crandall/North Street Revitalization Project. The property, located in one of Binghamton's most troubled areas, known as the "North of Main" neighborhood, was completely renovated and now houses a first-floor community center, operated by the United Way, and five affordable housing units. In total, the Crandall/North Street Revitalization Project includes the rehabilitation of 11 existing multi-family homes on Crandall Street, creating 40 units of affordable housing, and the redevelopment of 47 North Street. The total cost to renovate 47 North Street was \$768,000. The BCLBC provided \$170,000 in CRI grant funds towards the project. The City provided \$100,000 in HOME funds, and the remainder came from \$4.2 million in Low-Income Housing Tax Credits that were awarded to the First Ward Action Council for the cost of the overall revitalization project.



*47 North Street, City of Binghamton
Ribbon Cutting, December 17, 2018*

1605 Davis Avenue, Endwell

In partnership with Broome County and the Town of Union in February 2017, the BCLBC demolished the dilapidated convent and parochial school of the former Christ the King Catholic Church.

With the convent and parochial school gone, the BCLBC worked with its partners towards the redevelopment of the site. In October 2017, the BCLBC took title to the property. During 2018, the BCLBC facilitated the transfer of the now vacant land, with a portion going to the neighboring Triumphant Life Church and a portion going to the Town of Union. The Church expanded the footprint of its parcel, allowing for additional parking and land for church events. A community garden was

constructed on the Town of Union’s portion of the land, helping to revitalize the neighborhood and restore pride. Broome County Legislator Jason Shaw spearheaded the garden project, engaging the community for input and partnering with VINES to construct the raised garden beds.

NYS Community Development Block Grant

Community Renewal Funding - \$750,000

In 2018, the Broome County Land Bank Corporation (BCLBC) successfully completed the rehabilitation and sale of two single-family homes under a NYS Community Development Block Grant. A grant was awarded to Broome County and, through an administrative agreement, was administered by the BCLBC. The purpose of the grant was to remove blight by rehabilitating foreclosed, vacant homes and creating



*Kitchen, Before and After
117 Lagrange Street, Town of Vestal*

affordable housing for persons of low to moderate income. The two homes selected for this project were foreclosed properties the BCLBC acquired from Broome County and located at 117 Lagrange Street, Town of Vestal, and 1857 Burdick Road, Town of Binghamton.

The BCLBC, along with its co-developer the First Ward Action Council, commenced construction work on the homes in January. Both homes were completed by early April. Then the BCLBC, along with the FWAC, began marketing the properties through the Broome County Homeownership Program (BCHP). The BCHP was established to increase homeownership rates, provide affordable housing opportunities for persons of low to moderate income, and revitalize and

stabilize communities. To qualify through the BCHP, parties interested in purchasing a home needed to meet the program income requirement which was household income could not exceed 80% of the Area Median Income (AMI).

Within weeks of the houses being listed, two parties, both first-time homebuyers, qualified to purchase the homes. The purchase price for 117 Lagrange Street in the Town Vestal was \$89,900 and the sale price for 1857 Burdick Road in the Town of Binghamton was \$110,000. The BCLBC Board of Directors approved the sale of both homes and each family was moved into their new homes by mid-summer.

NY Main Street Program

Village of Windsor Downtown Revitalization - \$220,116

The BCLBC and Village of Windsor celebrated the completion of the Downtown Windsor Revitalization Project in 2018. The project was funded by a \$220,116 New York Main Street grant which the BCLBC administered for the Village of Windsor. Four properties (102, 106, 110 and 121 Main Street) were stabilized and improved as a result of this program, which greatly enhanced the aesthetics of Windsor's historic downtown.

Some of the improvements made included façade, exterior and interior renovations, both commercial and residential space improvements, replacement of doors and windows, and energy efficiency upgrades. The total project cost was \$256,549, with \$193,582 in grant funds leveraged by \$62,967 in private funds – a required 25% cash match by property owners. To showcase the improvements, the BCLBC and Village of Windsor hosted a walking tour in October.



New York Land Bank Association, Inc.

The New York Land Bank Association (NYLBA) was created to promote and market the use of land banks, provide information on the establishment and operation of land banks, provide support and technical assistance among land banks across New York State and to provide and support governmental relations in advancement of land banks within New York State.

The BCLBC continued its membership with the New York Land Bank Association in 2018. The Executive Director was a Director on the Association's Board and regularly participated the Association's monthly conference calls.

In 2018, NYLBA vigorously pursued state funding for Land Banks in the New York State 2018-2019 Budget. While a \$20 million funding request was in the Assembly's proposed budget, it was not included in the Senate's, and ultimately the request was not successful. NYLBA continues to push for state funding, stressing the importance of reliable, predictable and reoccurring funding for Land Banks to fulfill their missions.

NYLBA was successful in achieving an amendment to the Land Bank Act during 2018. In December, the Governor signed a bill that makes land banks exempt from property taxes, special assessments, and other charges that come on the tax bill immediately upon acquisition. Along with that bill, the Governor also signed legislation increasing the number of land banks from 25 to 35.

Community Outreach

The BCLBC continued its community outreach in 2018. The Executive Director presented to several groups, including the Broome County Association of Towns and Villages, to educate and spread awareness about the Land Bank and its mission. The Executive Director also continued direct outreach and communication with community leaders and elected officials throughout the County. These conversations resulted in the identification of several projects the BCLBC tackled during the year, as well as identified potential future projects for 2019. Maintaining and nurturing these relationships will continue to create partnership opportunities where resources can be leveraged, enabling the BCLBC to make an even bigger impact on blight removal and stabilizing neighborhoods across Broome County.

In late 2018, the BCLBC Board of Directors took steps to reinvigorate the Land Bank's Community Advisory Panel. In an effort to renew interest in the panel and increase input from the community, the Board revamped the composition of the panel and refined its mission, roles and responsibilities. A "Call for Membership" was to be issued in the first quarter of 2019.

Looking Ahead

Land Bank Community Revitalization Initiative (CRI) – Round 4

In July, Enterprise Community Partners, Inc. announced a new round of funding through the Land Bank Community Revitalization Initiative (CRI) to support the activities of New York's Land Banks. The funding from this round supports work to be done in 2019 and 2020.

In September, the BCLBC submitted an application which included both a rehabilitation and demolition component. In November, the BCLBC was awarded \$1.2 million in CRI funding to carry out the scope of work detailed within the application which will continue to support the stabilization of neighborhoods throughout Broome County, focusing on both the urban core and rural communities, by addressing vacant and abandoned properties which have not only become a blight on neighborhoods, but health and safety issues for residents.

In anticipation of a City of Binghamton housing rehabilitation program through Round 4, the BCLBC acquired three residential properties from Broome County in late 2018. Those properties are 3 King Avenue, 76 Park Avenue and 32 Hayes Street.

Future Challenges

Funding

Funding continues to be a challenge for land banks across the State.

The main source of project funding for NYS land banks remains grant monies awarded through the Land Bank Community Revitalization Initiative. As noted above, the BCLBC has been awarded funding for

work to be undertaken in 2019-2020. However, grants through this initiative do not extend beyond 2020 at this time. It is unclear if future dedicated funds will be made available.

The New York Land Bank Association is continuing to pursue a predictable revenue source for land banks, one that is recurring and allows for long-term planning. Efforts to secure sustainable funding will continue into 2019 so land banks throughout the State can continue to combat blight, revitalize neighborhoods and support community and economic development.

Properties

The BCLBC has developed a strong working relationship with Broome County, particularly when identifying foreclosed properties to acquire for demolition. However, securing properties for rehabilitation projects presents a new challenge for the BCLBC and the County to work through together. With a stronger emphasis on rehabilitation projects, the BCLBC wants to use its limited resources in the most effective way to maximize its impact in the community. Our ability to rehabilitate homes, stabilize neighborhoods, provide affordable housing and return properties to the tax rolls will positively impact the County for years to come.

2018 BCLBC Financial Overview

NET POSITION	2018	2017
Assets	\$639,469	\$567,153
Liabilities	(138,043)	(227,615)
Total net position	\$501,426	\$339,538
Operating revenue	513,262	471,850
Operating expenses	(351,374)	(386,522)
Change in net position	\$161,888	\$85,328
Net position at beginning of year	339,538	254,210
Net position at end of year	\$501,426	\$339,538

NOTE: All amounts are expressed in actual dollars. The complete audited financial statement is available on the Broome County Land Bank's website, www.broomelandbank.org.