

ECONOMIC DEVELOPMENT, EDUCATION & CULTURE COMMITTEE MEETING MINUTES  
March 10, 2026

The Economic Development, Education & Culture Committee of the Broome County Legislature met on Tuesday, March 10, 2026 in the Legislative Conference Room, Sixth Floor, Edwin L. Crawford County Office Building, Binghamton, New York.

Members Present: M. Hilderbrant (Chair), E. Micha, J. Shaw, T. Ames, S. Ryan.

Members Absent: None

Others Present: K. Myers, L. Augustini, M. Tanzini, M. McDonald, C. French, Legislature; C. Wagner, H. McCabe, J. Garnar, County Executive; M. Turbush, W. Schramm, OFA; N. Angeline, T. Adams, C. Secor, OMB; T. Survilla, K. White, N. Williams, DSS; O. Catalano, B. Holden, Health; S. Moshier, WPRNC; K. Empett, L. Warneck, Mental Health; A. Martin, J. Haas, C. Dziedzic, K. Banks, County Clerk, R. O'Donnell, Land Bank; V. Gialanella, Resident.

The Committee meeting was called to order by the Chairman at 4:14 p.m. Legislator Shaw made a motion, seconded by Legislator Ames, to move the agenda. The Committee took the following action with regard to the matters before it:

**#9 RESOLUTION AUTHORIZING AN AGREEMENT WITH THE WHITNEY POINT SPORTSMAN'S ASSOCIATION FOR FUNDING FROM THE HOTEL MOTEL ECONOMIC DEVELOPMENT MARKETING FUND TO SUPPORT ECONOMIC DEVELOPMENT AND COMMUNITY IMPROVEMENTS IN BROOME COUNTY FOR 2026**

Carried. Ayes-5, Nays-0

**#10 RESOLUTION AUTHORIZING AMENDMENT TO THE AGREEMENT WITH LABELLA ASSOCIATES, DPC FOR PROFESSIONAL SERVICES FOR THE DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT FOR 2022-2026**

In response to a question from Legislator Micha, Stephanie Brewer, from the Planning Department, stated that we are notified of any unforeseen changes with the project.

Carried. Ayes-5, Nays-0

**#31 RESOLUTION CONFIRMING APPOINTMENT TO MEMBERSHIP ON THE BROOME COUNTY VETERAN'S MEMORIAL ARENA BOARD OF DIRECTORS**

Carried. Ayes-5, Nays-0

**#32 RESOLUTION AUTHORIZING AN AGREEMENT WITH THE NEW YORK STATE 250TH COMMEMORATION COMMISSION FOR NY 250 FUNDS FOR 2026-2027**

Carried. Ayes-5, Nays-0

Under Chapter 281-3(l)(3) of the Broome County Charter and Code, the Committee considered a request to approve the sale of alcohol at Otsiningo Park for Broome County events in 2026.

Legislator Myers Made a motion, seconded by Legislator Micha, to approve the sale of alcohol at Otsiningo Park for Broome County Events in 2026.

Carried. Ayes-5, Nays-0

Land Bank Chairman Aaron Martin and Executive Director Robert O'Donnell presented to the Committee the 2025 Land Bank Annual Report (Attached with minutes).

There being no further business to come before the Committee at this time, a motion was made by Legislator Shaw, seconded by Legislator Micha, to adjourn the meeting. The meeting adjourned at 4:47 P.M.



## 2025 ANNUAL REPORT

BROOME COUNTY LAND BANK CORPORATION  
60 HAWLEY STREET, 5<sup>TH</sup> FLOOR  
BINGHAMTON, NY 13901  
[www.broomelandbank.org](http://www.broomelandbank.org)



## 2025 BOARD OF DIRECTORS AND OFFICERS

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### Names and Titles

Aaron Martin <i>Chairman</i>	Thomas Augustini <i>Vice Chairman</i>
Christopher Dziedzic <i>Secretary</i>	Michael Sopchak <i>Treasurer</i>
Tarik Abdelazim <i>Director</i>	Richard David <i>Director</i>
Kyle Davis <i>Director</i>	Christine Marchuska/ Anthony Fiala <i>Director</i>
Wendy Hughes <i>Director</i>	

## 2025 BOARD COMMITTEES AND MEMBERSHIP

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### Governance/Personnel Committee

Thomas Augustini, Chair  
Christine Marchuska  
Richard David

### Finance/Audit Committee

Michael Sopchak, Chair  
Tarik Abdelazim  
Kyle Davis

## 2025 COMMUNITY ADVISORY PANEL

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Mary Ann Callahan	Jessica Dillenbeck
Ron Harting	Ebony Hattoh
Joe Moody	Nick Pappas
Madelyn Shantillo	Jerry Willard

## CORPORATION STAFF

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Jessica Haas  
*Executive Director*

Robert O'Donnell  
*Assistant 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.*

## 2025 Overview

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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 transform nuisance properties into productive use.

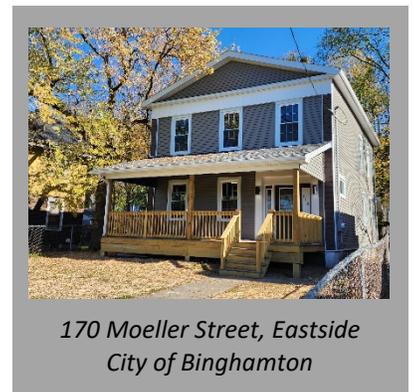
2025 was yet another successful year for the organization. The BCLBC celebrated the successful completion of four rehabilitation projects and continued to build on the extraordinary success of 2024 by securing nearly \$2.4 million in grant funds in 2025. The BCLBC also continued to build partnerships 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 2025.

## 2025 Highlights

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### City of Binghamton ARPA Award - \$2,000,000

The BCLBC contracted with the City of Binghamton in 2022 for \$2 million in American Rescue Plan Act (ARPA) funds to support the Land Bank's Affordable Homes Program. This \$2 million allocation will allow the Land Bank to complete ten to twelve rehabilitation projects through 2026. The newly renovated Affordable Homes will be made available for purchase to low-to-moderate-income individuals and families. The BCLBC completed four projects in 2025: 33 Elm Street in the First Ward, 8 Gray Street and 170 Moeller Street on the East Side, and 14 McNamara Avenue on the South Side of the City. There are also two additional single-family homeownership projects and one two-family project underway at various stages of development and an additional two-family project intended to be competitively bid out for development in 2026. These properties include 27 Columbia Avenue, 5 Tremont Avenue, 181 Hawley Street, and 21 Walnut Street. The Land Bank anticipates continuing to work with Broome County and the City of Binghamton to identify



several more properties to acquire and transform into affordable homeownership opportunities over the remaining year.

### **Broome County ARPA Award - \$500,000**

The BCLBC contracted with Broome County in 2022 for \$300,000 in ARPA funds to support the Land Bank's county-wide demolition program. In 2024, the Land Bank's original award amount was amended to include an additional \$200,000 in funding. These funds will allow the Land Bank to continue to address blight throughout the community by funding scattered site demolition projects through 2026. The Land Bank undertook a round of demolition projects in 2025 with the assistance of these funds and will continue to look for more demolition projects in 2026.

### **Broome County Economic Development Award - \$450,000**

In addition to the BCLBC's aforementioned ARPA Award, Broome County appropriated a \$450,000 award of Economic Development Funds to the BCLBC at the end of 2025. This additional funding will be utilized to support the Land Bank programs in 2026. \$300,000 of the funding will support the acquisition and rehabilitation of tax foreclosed homes in Broome County, and the remaining \$150,000 will be used to support a housing project in the City of Binghamton in partnership with Broome County and Broome-Tioga BOCES.

### **Land Bank Initiative Program Phase I Operating – \$200,000**

The Governor's Office and New York State Legislature approved \$60 million in the 2022-23 and 2023-24 NYS Budgets to support the operations and capital projects of Land Banks across the State. NYS Homes & Community Renewal (HCR) developed a grant program that Land Banks of all sizes could participate in. Land Bank Initiative (LBI) - Phase I was rolled out in mid-2022 and was intended to provide essential funding for Land Bank operations and non-capital expenses. Based on the BCLBC's Budget, the Land Bank was eligible for and was awarded \$200,000 in operating funds each year for three years, totaling \$600,000 in eligible funding through August 2025.

In August, the BCLBC was awarded another LBI Operating grant of \$200,000 for 2025-26. These funds have been critical in supporting BCLBC operations for the last three years. The funds have assisted in covering the Land Bank's Assistant Director's salary and fringe benefits, which has increased organizational capacity; procured professional services, including Accounting, Website Design, and Strategic Planning; as well as to fund ongoing operational expenses such as property maintenance and utilities.

## Land Bank Initiative Program Phase II - \$1,337,758

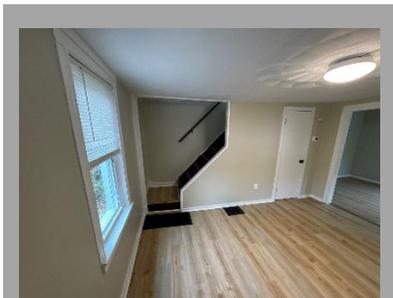
As part of the funding previously approved by New York State, a significant portion of the funding was designed to assist Land Banks with capital expenses. NYS HCR developed a competitive grant program that Land Banks could apply for: Land Bank Initiative (LBI) - Phase II was rolled out in late spring 2023. The BCLBC was awarded 90% of its funding request, which amounted to \$1,074,600 in capital dollars, and in 2025 was awarded an additional \$263,158. Over the term of the grant period, the BCLBC has used this funding to support property acquisition, building stabilization, demolition, and pre-development activities. The LBI program has allowed the Land Bank to stretch and leverage these funds with other BCLBC awards, such as the City of Binghamton's ARPA funds for rehabilitation and Broome County's ARPA funds for demolition. This funding will ensure that pre-existing grant deliverables are achieved and has even allowed the BCLBC to undertake more projects than anticipated.

## Land Bank Initiative Program P2 Capital - \$1,736,842

In addition to the LBI Phase II funds, NYS HCR developed a second competitive grant program that Land Banks could utilize for capital projects, and LBI P2 Capital was rolled out in mid-2024. The BCLBC applied in early 2025 and was awarded \$1,736,842 in capital dollars. LBI P2 Capital funds can be used for some of the same activities as LBI Phase II funds, though it is not quite as flexible as Phase II. However, these funds can also be utilized towards hard construction costs as well. With the funding that the BCLBC was awarded in 2025, it plans to build on the success of its Affordable Homes Program by undertaking four additional single-family home rehabilitation projects in the community.

## Vacant Rental Program - \$1,110,000

In the 2024-25 New York State budget, the Governor and Legislature appropriated \$40 million for local organizations statewide to implement Vacant Rental Programs (VRP) through NYS HCR. VRP aims to



*Land Bank VRP Project at  
9 Waldo Avenue in Endicott*

improve and rehabilitate vacant housing units and other vacant spaces that are currently uninhabitable or unmarketable into safe, quality, and income eligible rental units. This funding was made available to all non-profit organizations with project experience, not just Land Banks. Following a competitive application process, the BCLBC was the only Land Bank awarded VRP funds in New York State. The BCLBC was awarded its full funding request of \$1,110,000 in late 2024 and began the implementation of the program in early 2025. With the assistance of a local marketing firm, the BCLBC undertook a strong public outreach campaign and quickly received more applications than it had funding. In 2025, the Land Bank

awarded eight property owner applications, which will bring 14 rental units back online to income-

eligible tenants. HCR opened a new round of funding late in 2025, and the BCLBC applied for another \$1.11 million at the end of the year to assist even more local property owners.

## 2025 Rehabilitation Projects

The Land Bank continued renovation work under their Affordable Homes Program with the assistance of ARPA funds through its agreement with the City of Binghamton in 2025. To begin the year, the Land



*Completed Renovations at 14  
McNamara Ave, City of Binghamton*

Bank completed the sale and closing of both 52 Beethoven Street (Westside) and 34 Andrews Avenue (Eastside) in the City of Binghamton. In 2025, the BCLBC undertook the rehabilitations of 14 McNamara Avenue (Soutside), 8 Gray Street and 170 Moeller Street (Eastside), and 33 Elm Street (First Ward). Three of the homes had completed their closings before the end of the year, and the Land Bank is still actively marketing 170 Moeller Street.

Heading into 2026, the Land Bank will be under contract for the rehabilitation of 5 Tremont Avenue and 27 Columbia Avenue, both on Binghamton's Southside. These projects were competitively bid

and awarded to local contractors. The construction work should begin early in the new year, with an estimated completion timeline of late Spring 2026. These properties will mark the end of the BCLBC's existing inventory for single-family homeownership, but the prospect of acquiring more properties in the new year is a real and strong possibility, due to the strong municipal partners that the Land Bank has in Broome County Government.

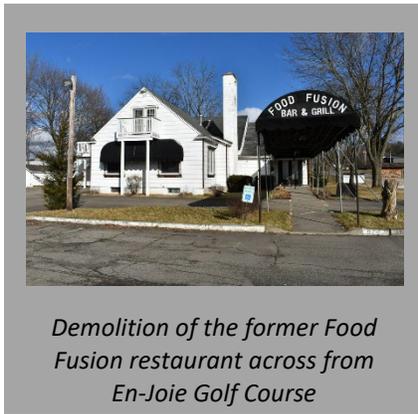
## BCLBC Small Business Tipping Fee Waiver Program

In 2024, legislation approved by the Broome County Legislature, and signed into law by the County Executive, continued tipping fee waiver credits available to the Land Bank in an amount of \$115,000 in the County's 2025 adopted budget. This program, which completed its third-year last year, has assisted the small business community with landfill tipping fee expenses associated with private demolition projects. 2025 was the most successful year for this program, as the BCLBC approved eight applications to assist small businesses last year and utilized nearly the entire allotment from the County. In the three-year history of the program, the BCLBC has approved 16 applications. The BCLBC looks to build on this success in 2026, as the tipping fee waiver credits were approved by the Legislature and Executive for 2026 in the adopted budget. Applications received by the BCLBC are reviewed and evaluated by organization staff, and selected applications require approval from the full Land Bank Board of Directors. The staff of the BCLBC will continue to market the program to area businesses in 2026.

## 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, and support government relations activities in the advancement of land banks within New York State. The NYLBA had great success in 2025 by securing further stable funding in the NYS Budget for a fourth straight year.

The BCLBC continued its membership with the New York Land Bank Association in 2025. The Executive Director and Assistant Director regularly participated in the Association's monthly conference calls with the staff from other land banks around the state, where programs, challenges, and potential solutions are discussed, as well as guest presenters from HCR or other organizations to flesh out ideas about how to keep moving land banks forward in our respective communities.



*Demolition of the former Food Fusion restaurant across from En-Joie Golf Course*

## Project of Regional Significance

As mentioned previously, the BCLBC received unprecedented financial support from Broome County through increased ARPA Funds and HCR's LBI funding, specifically to undertake another project of regional significance.

In 2024, the BCLBC partnered with Broome County to identify a large site for demolition that would positively impact the community. The former Red Carpet Inn in Endicott across from the En-Joie Golf Course was an ideal candidate and the Land Bank demolished the structure in 2024. But the BCLBC didn't stop there.

Right next door to the former Red Carpet Inn was a dilapidated former restaurant building that previously housed the Red Lion, Russell's Steakhouse, and Food Fusion.

Using grant funds from Broome County and HCR, the BCLBC acquired the property and moved quickly through project approvals for demolition in the fall of 2025. Removal of this abandoned structure has now created a parcel (just over two acres) of prime developable land in the Town of Union, across from a world-class golf course, and the site of a major annual event in Broome County. The BCLBC will look to issue an RFP for the redevelopment of this site in 2026.

# *Looking Ahead to 2026*

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## **Staffing**

The BCLBC continues to utilize funds from the HCR's Land Bank Initiative Program – Phase I to fulfill the Assistant Director's salary and fringe benefits. The Assistant Director works alongside the Executive Director in operating the Land Bank and furthering the mission and goals of the organization. With the increase in organizational capacity, the BCLBC has been able to pursue additional grant funding programs and has expanded non-capital initiatives in 2025. The BCLBC plans to continue doing so in the years ahead. Additionally, the BCLBC greatly appreciates the strong continued support of the Broome County Executive, Chairman of the Legislature, and all County Legislators in providing grants to support the salary and benefits for the Executive Director, as well as administrative support, including office supplies and technology.

## **Funding**

The BCLBC continued to receive significant grant awards in 2025 and anticipates building on this success into 2026. Several variations of HCR's Land Bank Initiative Program funding were renewed and/or awarded in 2025 for both operations and capital expenses, and the BCLBC reapplied for another \$1.11 million in HCR VRP funds to expand the program in 2026. The BCLBC is confident that other grant opportunities, such as further LBI Capital funding, Move-In NY, or HOME Homebuyer Development funds through HCR will be crucial in 2026 to further support Land Bank capital activities across NYS, and the BCLBC intends to consider applying for these additional funding opportunities.

The Land Bank will continue to seek out other funding sources as well, be it through local government partnerships for demolition projects or other State and Federal opportunities to further expand its programs.

## **Non-Capital Initiatives**

The Small Business Tipping Fee Waiver Program continued in 2025, receiving the most applications since the program was established. The BCLBC plans to build on that success and attract even more interest for 2026. Effective marketing to the business community, and word of mouth through demolition contractors, has been crucial to the program's success, and will be well into the future. Through both increased public outreach through the media and meeting directly with small business owners, BCLBC staff will work to see even more projects undertaken in the New Year and do their part in helping businesses address blight and expand here in Broome County.

## Properties



*27 Columbia Avenue,  
Southside City of Binghamton*

The BCLBC has enjoyed a strong working relationship with Broome County, particularly when identifying tax foreclosed properties to acquire for demolition and rehabilitation. The Land Bank was able to acquire several residential properties throughout the County in 2025, including properties located in the City of Binghamton (27 Columbia Avenue and 5 Tremont Avenue) and the Town of Union (737 W. Main Street).

Building on the success of previous rehabilitation projects, most recently at 170 Moeller Street, the BCLBC will continue to work with the City of Binghamton and Broome County to acquire additional properties in 2026 using HCR LBI Capital and City ARPA funds, where possible. The Land Bank is currently working to deliver and make available for purchase two more Affordable Homes in 2026, according to their agreement with the City of Binghamton, and plans to acquire several more in 2026. Interested buyers of these newly renovated homes will need to meet income and affordability guidelines. The BCLBC's ability to rehabilitate homes, stabilize neighborhoods, provide affordable homeownership opportunities, and return properties to the tax rolls will positively impact our community for years to come. The Land Bank attributes its unprecedented success in 2025 to all of its funding and project partners.

## *Future Challenges*

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### Funding

Similarly to 2024, funding was not as much of a challenge in 2025 as it had been in the past. With continued local support from Broome County, the City of Binghamton, and the BCLBC's funding partners on the State level, there have been and continue to be ample opportunities for funding. New York State budgets have included resources to focus on eliminating blight, returning properties to productive use, revitalizing neighborhoods and communities, and providing all types of needed housing.

As noted above, the BCLBC continued with several deliverables under its ARPA grant in partnership with the City of Binghamton. The BCLBC continues to deliver on projects through the combined award of over \$3.2 million in funding from the NYS HCR LBI Operating and Capital grant programs. These grants will continue to support the BCLBC's existing Affordable Homes Program through 2026. The BCLBC was also awarded a combined \$450,000 in additional Broome County funding at the end of 2025 that will support new property acquisition, as well as allow for the exploration of a partnership with Broome County and BOCES to create new and unique housing in the City of Binghamton. And the Land Bank still has a little over \$200,000 in Broome County ARPA funds, which will continue to support the BCLBC's county-wide demolition program through 2026. And, lastly, the BCLBC's \$1.11 million VRP grant from HCR, as well as

hopefully a new grant award in 2026, will support the rehabilitation of vacant and uninhabitable rental units well into 2026.

However, the aforementioned awards do not extend beyond 2026 at this time, but with the recent consistent funding opportunities and initiatives from New York State through the budget process, and the commitment of our elected officials at the local and State level to support organizations like the BCLBC, give us renewed hope that funding opportunities will continue into the future, both for capital projects and operations.

The New York Land Bank Association continues to play a hands-on role with HCR and its programs. Efforts to expand sustainable funding and allow Land Banks to access various grant programs directly will continue into 2026 so Land Banks throughout the State can continue to combat blight, revitalize neighborhoods, and support community and economic development.

## Properties

In 2023, the Supreme Court of the United States (SCOTUS) issued a ruling in *Tyler v. Hennepin County* regarding an interpretation of the Takings Clause located in the U.S. Constitution's 5th Amendment. Following the ruling, in 2024, New York State enacted sweeping amendments to the tax-foreclosure process for local governments. Due to the ruling and changes in State law, the BCLBC has encountered some challenges in acquiring properties from Broome County via the tax foreclosure process. Regardless, the BCLBC has been committed to working with the County Administration, County Legislature, and the Real Property Tax Service Department to come to a consensus on a process that both allows the BCLBC to access and acquire properties through tax foreclosure as well as assisting the County in meeting its new obligations due to the amendments in the tax foreclosure process and lowering potential risk. The BCLBC has had productive discussions on this topic, and as 2025 drew to a close, consensus was being reached on how to handle the acquisition of properties for rehabilitation and demolition properties.

Further, the BCLBC may need to seek alternative options to acquire properties as well in the future to meet existing grant deliverables. This could mean working more with local partners, accepting donated properties, acquiring them directly from municipalities, or other alternatives. Two properties were acquired in 2025 by purchasing them off the open market, and it is an avenue that may be considered again in 2026.

Nevertheless, the BCLBC remains in a strong financial position to meet the challenges ahead and will continue to seek new and innovative ways to bolster its inventory as we head into the new year.

## 2025 BCLBC Financial Overview

NET POSITION	2025	2024
Assets	\$4,406,153	\$3,400,602
Liabilities	(927,248)	(503,332)
Total net position	\$3,478,905	\$2,897,270
	\$	
Operating revenue	1,884,207	\$2,580,716
Operating expenses	(1,302,572)	(1,282,340)
Change in net position	\$581,635	\$1,298,376
Net position at beginning of year	\$2,897,270	\$1,598,894
Net position at end of year	\$3,478,905	\$2,897,270

**NOTE:** All amounts are expressed in actual dollars. The complete audited financial statement will be available on the Broome County Land Bank’s website, [www.broomelandbank.org](http://www.broomelandbank.org) when formally adopted by the Board of Directors. The amounts listed above for 2025 are subject to change upon finalization of the audited financial statements.





**BROOME COUNTY LAND BANK CORPORATION**  
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