

	 <p style="text-align: center;">SULLIVAN COUNTY LAND BANK</p>	
Jill Weyer, Chair		Heather Brown
Jacquie Leventoff, Vice-Chair		Nancy Buck
Anna Milucky, Treasurer		Vicky Ferguson
Julian Dawson, Secretary		Susan Harte
		Matthew McPhillips
		Nicholas Salomone

Board Meeting Minutes January 30th, 2025

Board Members:

In Attendance: Jill Weyer, Jacquie Leventoff, Anna Milucky, Julian Dawson, Heather Brown, Nancy Buck, Vicky Ferguson, Susan Harte, Matthew McPhillips, Nicholas Salomone

On ZOOM: N/A

Absent: N/A

Others Present: Serra McDowall, Symone-Jewel Quinones, Gabriella Nolan

I. Call to Order / Roll Call

The meeting was called to order at 9:06 AM.

II. Approval of Bills to Pay

<i>VENDOR</i>	<i>AMOUNT</i>
GV Landscaping	\$715.00
River Realty Services, Inc.	\$496.00
P.N Fire and Burglar Alarm Company	\$45.00
Lee & Mason Financial Services, Inc.	\$2,486.00
Jacobowitz & Gubits, LLP	\$849.00
Rural Sullivan Development Corporation	\$25,000.00
RUPCO, Inc.	\$7,500.00
Total for 1000 Checking	\$37,090.00

A motion was made by Anna Milucky, seconded by Vicky Ferguson, all present approved of the bills.

III. Approval of Minutes

A motion was made by Nicholas Salomone, seconded by Anna Milucky, all present approved the minutes of December 17th, 2024 Meeting.

IV. Discussion / Presentations

1. BLK Library Rent Paid Up to Date:

The board was made aware that The BLK Library has fully paid their rent up to date by check. Although now they face more challenges, they allowed days to pass

before notifying us they were having issues with the heating system. We contacted Riggs Plumbing & Heating, LLC. for a consultation, they went to 418 Broadway and informed us the boiler is cracked, and the system is no good. They asked if we were interested in replacing the entire system. We inquired about winterizing the building as we are not interested in replacement at this time, they informed us they'd complete the request and forward an invoice. Matthew discussed he's been communicating with Douglas; they are currently looking for another vacant area to move to. Jill and Serra also discussed how we've reached out to Ben from J&G Law for guidance on proper steps to take to potentially terminate the Lease.

2. Broadway Theatre Closing Completed:

Jill informed the board that the closing with Rachel went well. The owner is Mr. J alas who also owns the Liberty Pizza business on Broadway.

3. 91 Chestnut & 94 Webster Contracts Completed, Closing to Follow:

Jill discussed the contracts for both listed properties have been signed, we are currently just waiting for the closing dates the be scheduled by Rachel and buyers.

V. Resolutions

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Sullivan County Land Bank Corporation, Inc. ("Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-For-Profit Corporation Law §1605(i)(5) requires that a sale of real property be approved by a majority vote of the Board of Directors; and

WHEREAS, the Land Bank's Disposition Policy permits the Land Bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the Land Bank, subject to obtaining such competition as is feasible under the circumstances; and

WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to the Property Disposition Policy; and

WHEREAS, the Land Bank owns certain parcels of real property situated in the County of Sullivan, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Land Bank Disposition Advisory Group, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the Land Bank sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the Land Bank Disposition Advisory Group has determined that each Buyer is a qualified buyer; and

WHEREAS, the Land Bank has obtained such competition as is feasible under the circumstances for each Property by advertising the Property on its website, listing the Properties on MLS by licensed real estate brokers, and conducting adequate outreach; and

WHEREAS, as each Buyer's plans are consistent with the mission, purpose and governing statute of the Land Bank, the Property Disposition Policy permits the Land Bank to sell each Property to the corresponding Buyer by negotiation; and

WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information in the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of the transfer; and

WHEREAS, the Land Bank desires to sell each Property to the corresponding Buyer identified on the Properties List at, or substantially at the offer price set forth on the Properties List.

NOW, THEREFORE, BE IT RESOLVED BY THE SULLIVAN COUNTY LAND BANK CORPORATION AS FOLLOWS:

1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to negotiate the final sale price of each property within a 5% increase or decrease of the offer price and to enter into a Purchase & Sale Agreement with the Land Bank as seller and the Buyer as buyer with respect to each Property. Each Agreement will be approved in form and content by the Land Bank counsel.
3. The Land Bank Executive Director is hereby authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
4. The other officers and agents of the Land Bank are hereby authorized and directed for and in the name and on behalf of the Land Bank to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and

<p>Sullivan County Land Bank Corporation 1/30/2025 Meeting Minutes</p>
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expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

5. This Resolution shall take effect immediately.

SCHEDULE A

ADDRESS	VILLAGE/TOWN	SBL	BUYER	OFFER PRICE
85 High St.	Monticello	106.-4-3	Patrick Sikorski	\$25,000.00

- A motion was made by Jacquie Leventoff and seconded by Anna Milucky, all present approved.
- Yays (10), Nays (0), Abstaining (0)

VI. Public Comment

No public were present

VII. Adjournment

The meeting was adjourned at 9:59 AM, a motion made by Heather Brown, seconded by Matthew McPhillips, all present approved.



JANUARY 2025 Resolutions

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WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to the Property Disposition Policy; and

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