

		
Jill Weyer, Chair		Heather Brown
Jacque Leventoff, Vice-Chair		Nancy Buck
Anna Milucky, Treasurer		Vicky Ferguson
Julian Dawson, Secretary		Susan Harte
		Matthew McPhillips
		George Nikolados
		Nicholas Salomone

**Board Meeting Minutes  
October 31<sup>st</sup>, 2024**

**Board Members:**

**In Attendance:** Jill Weyer, Julian Dawson, Heather Brown, Nancy Buck, Jacque Leventoff, Matthew McPhillips, Nicholas Salomone

**On ZOOM:** Anna Milucky

**Absent:** George Nikolados, Susan Harte, Vicky Ferguson

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

**I. Call to Order / Roll Call**

The meeting was called to order at 9:05 AM.

**II. Approval of Bills to Pay**

A motion was made by Matthew McPhillips, seconded by Nicholas Salomone, all present approved the bills.

**III. Approval of Minutes**

A motion was made by Heather Brown, seconded by Jacque Leventoff, all present approved the minutes of October 31st, 2024 Meeting.

**IV. Discussion / Presentations**

1. **418 Broadway Graffiti:** Discussed the Flower Mural, not inappropriate although they should've asked because marking the back of the building. Tenants were advised to let the person know they can't do it again, if another mural is wanted it must be approved by the board first. Current art can stay unless the town advised otherwise.
2. **Cottage St. Tree Removal:** Town called with concerns regarding tree limbs that fell from SCLB property onto a cottage street home, no damage to the house. Although there was cause of concern due to children playing outdoors, immediate clean-up was needed. Removal of ash tree was completed successfully. Cost \$5,500.00, paid up front in full.
3. **County Funding Support:** Heather Brown provided an update indicating that during the Full Board Meeting last week, Jill Weyer's presentation to the legislature on

October 10<sup>th</sup>, 2024 was passed. Sullivan County Division of Planning can now pay, they need an invoice from the County once Heather completes the agreement. \$100,000.00 was granted to Sullivan County Land Bank for 2024 RUST. These funds are subjected to be used for SCLB property maintenance.

**V. Resolutions**

**1. 91 Chestnut Street**

Discussion was held regarding A&D Committee’s recommendation for the property. DeLima Group follows our overall mission and was highly recommended. There proposal consists of renovating the property and turning the building into eight units total for work force housing tenants. Cost \$150,000.00

**2. 94 Webster Ave**

Discussion was held regarding vacant lot; buyer wants to combine his property with the lot to potentially expand parking.

**3. 498 Broadway “Broadway Theatre”**

Discussion was held regarding proposed bowling alley

A motion was made for all resolutions by Heather Brown and seconded by Matthew McPhillips

**4. Miscellaneous**

- Contact Dovid Leifer for 43 High Street regarding the conditions of his current properties that were visited. Board wants to know how he will update is current properties before agreeing to move forward with sale. “We need to see what he’ll do!”
- Jill Weyer discussed 4704 State Rte. 55 being sold, closing cost was raised to \$900.00.
- Jacquie Leventoff requested that J&G Law work on closing as soon as possible for 91 Chestnut Street due to the roof conditions.
- DJ Hines presented and reviewed 2025 Budget, needs to be uploaded to PARIS as part of our ADO

A motion to adopt was made by Heather Brown and seconded by Jacquie Leventoff

- Serra McDowall requested that we get together in January 2025 to go through all grants, what’s there used for, what’s out there and what we want to apply for. Do we put out a poll? Do we do a workshop via ZOOM and in person?

**VI. Public Comment**

No public were present

**VII. Adjournment**

The meeting was adjourned at 10:05 AM, a motion made by Heather Brown, seconded by Nicholas Salomone, all present approved.



## **October 2024 Resolutions**

### **RESOLUTION OF THE BOARD OF DIRECTORS OF SULLIVAN COUNTY LAND BANK CORPORATION**

#### **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 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

<b>Address</b>	<b>Town/Village</b>	<b>SBL</b>	<b>Buyer</b>	<b>Offer Price</b>
91 Chestnut Street	Liberty	108.-9-5	DeLima Group	\$150,000.00
94 Webster Ave	Liberty	114.-2-16	Julio Clerveaux	\$3,000.00
498 Broadway	Monticello	11.-3-14	Yoses jalas	\$250,000.00
43 High Street	Monticello	112.-1-3	Dovid Leifer	\$300,000.00