

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
David Sager, Treasurer
Terri Ward, Secretary

**SULLIVAN COUNTY
LAND BANK CORPORATION**
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Nancy Buck
Josh Potosek
Alan Sorensen
Ron Stabak
Ira Steingart

MINUTES
Board Meeting
July 11, 2017

BOARD MEMBERS:

IN ATTENDANCE: Jacquie Leventoff, David Sager, Freda Eisenberg, Josh Potosek, Terri Ward, Ira Steingart, Ron Stabak

ABSENT: Nancy Buck, Alan Sorensen

OTHERS IN ATTENDENCE: Helen Budrock, Rich Klein (SC Democrat), Ed Homenick

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair, at approximately 8:35 a.m.

II. Approval of Minutes

A motion was made to approve the minutes of the June 13th, 2017 meeting minutes by David Sager and seconded by Jacquie Leventoff and the minutes were approved by all present.

III. Chairman's Report

The chair noted that the focus of SCLBC activity was on recruitment, and that this meeting would be devoted to a report from the personnel committee and a Skype meeting with Jim Grooms from Brown & Brown to review insurance needs, coverage limits and costs. Eisenberg also noted that an RFQ for legal services was drafted and available for review. Leventoff and Stabak requested copies.

IV. Personnel Committee

A motion to go into executive session was made by Leventoff to discuss personnel matters and seconded by Sager. At the conclusion of the discussion Sager made a motion to come out of executive session, which was seconded by Stabak. All present approved.

V. Insurance

A SKYPE meeting was conducted with Jim Grooms of Brown and Brown, along with two associates. The three reviewed a policy proposal to the Mohawk Valley Land Bank as a template for a discussion of SCLBC needs. That proposal included 10 types of insurance policies.

Grooms noted Brown & Brown now works with six of New York's 20 land banks. They started with Syracuse, which took possession of more than 800 properties.

Grooms also noted that insurers consider land banks as “developer contractors,” and that construction brings high risks; a single liability claim can be six figures. Land Banks have “absolute liability” under New York State Labor Law. Only “a handful” of carriers cover construction. All of these situations have led to high threshold premiums which have posed challenges for smaller land banks working with just a few properties. Commercial liability policies could exceed \$25,000.

Grooms did report that “a lot of land banks” don’t insure property they acquire because it has little or no value.

The Board agreed to move forward with acquiring D&O insurance while other coverages are considered as needed.

VI. Public Comment

There was no public comment.

VII. Adjournment

The meeting was adjourned at 9:45.

DRAFT