

I. Board of Directors

The SCLBC is currently governed by an eleven-member board of directors appointed by the Sullivan County Legislature. Board members do not receive compensation for serving on the Board. However, they generally contribute time and experience to the land bank as part of the duties of their job or official position. All Board members can be reached at the following mailing address: 100 North Street, PO Box 5012, Monticello, NY 12701. SCLBC operations are primarily carried out by staff of Sullivan County's Planning division who are responsible for identifying suitable properties for SCLBC acquisition, contracting for the demolition, rehabilitation and/or maintenance work on the properties, conducting marketing and disposition activities, and seeking funds to support additional land bank work. Reports are made to the board at monthly meetings and board members provide guidance and direction on these activities.

The SCLBC Board typically meets on a monthly basis but met as needed to ensure adequate flow of business for the corporation. All SCLBC Board meetings are open to the public and the meetings allow time for public comment.

The Board passed a resolution at its February 21st meeting to increase the number of board members to include two additional community members. On April 11th, the Sullivan County Legislature appointed both Bruce Reynolds, a local realtor and Sims Foster, a local developer to the Board. Unfortunately, on December 26, 2019, we received a letter of resignation from Bruce Reynolds, thus leaving a community member vacancy on the Board.

Ex-Officio Positions:

Freda Eisenberg, Chairperson

Freda has served as the Planning Commissioner since 2014 and was instrumental in obtaining the approval for the creation of the Sullivan County Land Bank Corporation. Prior to becoming Planning Commissioner, Freda Eisenberg worked in local government for the Town of Southampton, NY and as a private sector consultant to developers, municipalities and stakeholder groups in the greater NY metro area. She began her planning career as a regional planner in rural western Massachusetts, working with 43 municipalities for the Pioneer Valley Planning Commission. Freda's planning work has addressed a broad array of issues, including: sustainability, comprehensive and strategic plans, economic development, water quality, downtown revitalization, corridor redevelopment, affordable housing, park and trail planning, historic and agricultural preservation, alternative transportation, and zoning for specialized uses. She holds a BA in English Literature from Barnard College, Columbia University, and a Master of the Art of Landscape Design from the Conway School Graduate Program in Sustainable Landscape Planning and Design.

Joshua Potosek, Board Member

Josh Potosek is an inaugural member of the Sullivan County Land Bank having worked and dedicated resources to help ensure its successful creation. Josh has worked with Sullivan County for ten years in various management titles. He currently is the County Manager for Sullivan County and has been in that position since March of 2013. Prior to working with Sullivan County Josh worked in the private sector. Josh is a longtime

resident of Sullivan County and has a wife and two children living in the hamlet of Livingston Manor. Josh was appointed Treasure after the resignation of David Sager, the Village Manager for Monticello.

Nancy Buck, Board Member

Nancy Buck was elected County Treasurer in 2015, having served as Deputy Sullivan County Treasurer since December 2000. She is a member of several organizations including the New York State Association of Counties (NYSAC) where she serves on their Public Safety and Economic Development Committees, the Executive Board of the NYSAC Women's Leadership Council, and the Government Finance Officers Association and the NYS County Treasurers and Finance Officers Association. Ms. Buck is a graduate of the County Government Institute, a collaboration between NYSAC and Cornell University. She is also a board member and lifetime advocate of Donate Life, a national organization focused on organ, eye and tissue donation. Nancy and her husband Rob raised their two children in Roscoe and still live there today. Nancy loves to spend time with her family especially her four grandchildren.

Alan Sorensen, Board Member

Alan J. Sorensen, AICP currently serves on the Sullivan County Land Bank as the Legislative Minority Chair, having served as a Legislator since 2008. He is the President of Planit Main Street, Inc. a full-service consulting firm specializing in comprehensive planning, downtown revitalization, land use planning, grant procurement and economic development. As the principal planner in the firm, he has over 25 years of professional planning experience, which also includes his tenure as Commissioner of Planning & Community Development for Sullivan County, N.Y., and Assistant Commissioner of Policy for the New York State Division of Housing and Community Renewal (DHCR) where he played an instrumental role in developing the program policy for and subsequently implementing the New York Main Street (NYMS) program along with colleagues at DHCR. Alan holds a Bachelor's Degree in Arts, majoring in Geography and Anthropology and minoring in Urban Planning from SUNY Oneonta and holds two Master's Degree, one in City & Regional Planning from Rutgers University and one from Pace University in Public Administration. He is married to his wife Jane and resides in Rock Hill, NY with their three children.

Ira Steingart, Board Member

Ira currently serves as the Legislator for District 8, a position he has held since 2011. He also serves as the Chairman of the County of Sullivan Industrial Development Agency, the Sullivan County Funding Corporation, and the Sullivan County Infrastructure Local Development Corporation. In his private life, Ira is President of Steingart Associates, Inc., a fourth generation family owned commercial printing company in South Fallsburg, NY. Prior to being elected a County Legislator, he served as the Vice Chair of the Town of Fallsburg Planning Board with over 20 years of service. He is a member of the Town of Fallsburg Fire Department for over 40 years and is the past president of the South Fallsburg Hebrew Association. He received a Bachelor's Degree in Business Administration from Ithaca College. He lives with his wife, Jill and their two children in South Fallsburg, NY.

Village Representative Positions:

Village of Liberty: Victoria Ferguson, Board Member

As the Payroll Clerk, Victoria works collaboratively with Central Business Office (CBO) payroll team to process timesheets, create and submit monthly retirement system reports, check payrolls for accuracy and

completeness. As an Elected Trustee at the Village of Liberty, Victoria is an elected representative at large and works in concert with her fellow board member to pass laws and manage the Village Budget, which includes law enforcement, road maintenance, water, sewer, and parks. As a board member of the Sullivan County Land Bank, volunteers her time to participate in a number of subcommittees and provide guidance for short- and long-term organizational planning.

Village of Monticello: George Nikolados, Treasurer

George currently serves as the Deputy Mayor for the Village of Monticello, a position he has held for a year. He has served as a Trustee for Monticello since 2016. He and his family own the Miss Monticello Diner on Broadway in Monticello.

Community Volunteer Positions:

Terri Ward, Secretary

Born and raised in Sullivan County, Terri currently lives in Callicoon with her Husband and two children. She is a graduate of Sullivan County Community College and SUNY Oneonta with a B.S. in Communications. She was the President/CEO of the Sullivan County Chamber of Commerce for 9 years. When she began as CEO she was the youngest Chamber CEO in the country at the age of 24. While at the Chamber Mrs. Ward invented the world's first solely Mobile Chamber of Commerce and trademarked the invention "Chamber on the Run". She and her staff traveled around the county operating out of a 37' RV that was converted into offices and also became the first chamber to be 98% paperless. She was honored by the NYS Business and Professional Women's Association as Business Woman of the Year in 2011 for her accomplishments as the Chamber Executive. Mrs. Ward is currently serving in the second year of a 4 year term as a County of Sullivan Legislator representing the largest district in the County and serving as the Chairwoman of Public Safety. During her first year she created and passed Dean's Law which creates an Animal Abuse registry for offenders to be placed on when convicted of animal abuse crimes. Mrs. Ward enjoys spending time with her husband and children fishing, hiking, and kayaking.

Jacqueline Leventoff, Vice Chair

Jacquie Leventoff currently serves as Senior Director of Community and Government Relations for Granite Associates in Liberty. Jacquie's business acumen and experience have been developed through her previous positions. Jacquie served as the East Regional Director of Distribution HR with Kohl's Department Stores where she worked to drive employee engagement and performance. Prior to Kohl's, Jacquie was the President/CEO of the Sullivan County Chamber of Commerce & Industry. Jacquie's vision and strategic planning were the driving forces for her to initiate the creation of the Sullivan County Partnership for Economic Development and the Sullivan County Chamber Foundation, which is the parent to the Leadership Sullivan program. In addition to the Land Bank, she currently serves on the board of many county organizations, including: Mid-Hudson Regional Economic Development Council, Voting Member; Mid-Hudson Regional Workforce Development Committee, Co-Chair; Sullivan/Wawarsing REAP Zone, Vice Chair; Sullivan County Chamber Foundation, Founder and Board Member; and Sullivan Renaissance, Board Member. Jacquie is a life-long resident of the Town of Fallsburg, where she is committed to raising her family and working for the benefit of the community.

Sims Foster

Sims Foster has built a long career in hospitality and is recognized nationally for his efforts. General Manager of Lotus, Director of Operations of Country, Owner of 3 restaurants during that same time back in Livingston Manor, Vice President – Restaurants and Bars with Denihan Hospitality Group and Senior Vice President – Restaurants, Bars, and Nightlife with Commune Hotels & Resorts are all titles he has held. Sims has opened over 40 restaurants, bars and hotels in his career.

Bruce Reynolds

Bruce is a local property owner and broker with 14 years of commercial real estate experience. He holds a BS in Mechanical Engineering and was awarded the Sullivan County Business Person of the Year.

II. Board Committees

The following subcommittees were created at the organizational meeting of the Sullivan County Land Bank Corporation on February 14, 2017. Additional sub-committees will be created on an as needed basis.

Audit Committee

Nancy Buck, Ira Steingart, Josh Potosek

Finance Committee

George Nikolados, Alan Sorensen, Terri Ward

Governance Committee

Josh Potosek, George Nikolados, Freda Eisenberg

Personnel/Recruitment Committee

Nancy Buck, Ira Steingart, Jacquie Leventoff

Rehab Advisory Board

Jacquie Leventoff, Nancy Buck, Alan Sorensen, Freda Eisenberg

Disposition Advisory Board

Jacquie Leventoff, Vicky Ferguson, Freda Eisenberg

III. Staff

Currently the Sullivan County Land Bank Corporation is staffed by administrative support from the Sullivan County Division of Planning & Community Development through its shared services agreement. The Board appointed Jill M. Weyer as Executive Director at its February 22, 2019 board meeting to serve January 1, 2019 – December 31, 2019, with the ability to extend on an annual basis for up to three years on an annual basis. Ms. Weyer is the Deputy Commissioner of the Sullivan County Division of Planning and has been with the Division since 2000.

IV. Mission

The mission of the Sullivan County Land Bank is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate

economic growth and support community development by returning properties to productive use and improve quality of life.

V. Need

Sullivan County contains hundreds of tax delinquent, abandoned and blighted properties. The County forecloses on approximately 400 parcels each year, of which a third are improved with commercial and residential buildings. For many of these, lack of maintenance has led to a state where the costs of building stabilization and renovation outweigh their market value and prospects for economic return. In addition over 300 properties are listed on the DFS Zombie database at the State level. New homeowners and private investors will not rescue these properties because it does not make fiscal sense. Without intervention of the kind provided by a land bank, these derelict sites will continue to lower the values of surrounding properties, attract crime and vandalism, and deter economic development.

VI. Overview

Under the current New York State Land Bank legislation, thirty-five land banks will be permitted in the state. Sullivan County received approval in November 2016 to establish the 19th land bank in the state. The SCLBC filed its incorporation papers in February 2017 and began the process of organizing its board, adopting policies and moving forward. In October 2017, the Board submitted paperwork to the IRS for designation as a 501c(3) charitable organization. With the close of 2019, the Sullivan County Land Bank has completed two full years of work and has completed several projects and started several more to further its mission.

VII. Properties

On top of the twenty-two (22) properties acquired by the Land Bank in 2018, the Board acquired a total of thirty-eight (38) properties in 2019. Thirty-six (36) of the properties were received from local foreclosing governmental units in the County, broken down as follows: twenty-seven (27) from the County of Sullivan, seven (7) from the Village of Liberty and two (2) from the Village of Monticello. The two remaining properties were received through donation from the National Community Stabilization Trust.

The Land Bank demolished a total of 18 structures on 17 properties in 2019. We completed two vacant lot sales, one in Liberty at 40 Yaun Avenue and one at 9 Maple Lane in Monticello, a property demolished in 2018. The Land Bank completed its first homeowner sale at 7 Washington Street in Monticello to a family who were displaced from their home in Puerto Rico following Hurricane Maria.



VIII. Funding

The Sullivan County Legislature authorized seed funding of \$100,000 for FY 2017 & 2018 to support the Sullivan County Land Bank Corporation’s start-up expenses. In 2019, the County re-authorized an annual contribution of another \$100,000 to the Land Bank for annual operation expenses. The Land Bank continued to drawdown the Community Revitalization Initiative (CRI) Round 3 funding awarded in 2018, received a total disbursement of \$349,921.62, leaving a remaining balance of \$220,078.38 from the original \$920,000 awarded. The Land Bank was also awarded an additional \$900,000 under CRI Round 4 funding program and received its initial disbursement of \$254,750 in the fourth quarter of 2019. The two donated properties from NCST resulted in a donation of \$25,000 to cover anticipated expenses at both properties. A EPA Brownfield Remediation grant application was submitted for the Monticello manor property in Monticello in December 2019 and we anticipate hearing in the spring of 2020.

CRI Round #3 Funding: \$920,000	CRI Round #4 Funding: \$900,000
Deliverables: <ul style="list-style-type: none"> Acquire 9 Parcels Rehab 4 Residential units Demo 3 Residential units 	Deliverables: <ul style="list-style-type: none"> Acquire 20 Parcels Structural & Environmental Remediation of Monticello Manor Construct 3 new Residential homes Demo 8 Residential units

IX. Financial Activity

The following represents the general profit and loss for Fiscal Year January 1 – December 31, 2019:

Direct Income	
NCST	\$20,000
Gerry Foundation	\$2,696
LISC CRI #3	\$349,922
Enterprise CRI #4	\$254,750
County Support	\$100,000
Village of Monticello	\$25,000
In-Kind Support	
County Staff & Travel	\$71,680
Total Income	\$824,048

Expenses	
Advertising	\$2,258
Professional Services	\$84,337
Dues	\$2,000
In-kind Personnel	\$70,134
Insurance	\$43,070
Office Expenses	\$6,356
Taxes & Licenses	\$70,496
Travel & Conferences	\$4,660
Periodic Cost of Services	\$16,735
Depreciation	\$487
Demolition Expenses	\$561,232
Total Expenses	\$861,765

X. Additional Information

For more information on the Sullivan County Land Bank Corporation please visit the website www.sullivancountylandbank.org