

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
George Nikolados, Treasurer
Vacant, Secretary

Jill M. Weyer, Executive Director



Nancy Buck
Vicky Ferguson
Sims Foster
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting February 20, 2020

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, George Nikolados, Nancy Buck, Vicky Ferguson, Sims Foster, and Ira Steingart (8:39)

ABSENT: Jacquie Leventoff, Alan Sorensen

OTHERS PRESENT: Jill Weyer, Eugenia Manwelyan, Juan Journet

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:37 am.

II. Approval of Bills to Pay

Current Account Balance: \$ 133,789.48

Paid:

<i>Jacobowitz & Gubits (December '19)</i>	\$ 824.73
<i>NYSEG (17 Cooke Lane, Monticello)</i>	\$ 27.41
<i>Lee & Mason Financial Services, Inc.</i>	\$ 1,760.51
<i>River Realty Services, Inc.</i>	\$ 70.07
<i>Bowers & Company CPAs, PLLC</i>	\$ 2,000.00
<i>Deerpark 1 Environmental Services</i>	\$ 1,200.00
<i>Gorick Construction Co., Inc.</i>	\$28,644.00
<i>NYSEG (48 Yaun Avenue, Liberty)</i>	\$ 159.74
<i>Loveland</i>	\$ 10.00
<i>NY Assoc. for Preservation Tech NE</i>	\$ 140.00

To Be Paid:

<i>NYSEG (17 Cooke Lane, Monticello)</i>	\$ 3.77
<i>Lee & Mason Financial Services, Inc.</i>	\$ 1,794.42
<i>Harris Woods Homeowners Association</i>	\$ 570.00
<i>John W. Galligan (Survey)</i>	\$ 8,000.00
<i>Philadelphia Insurance Companies</i>	\$ 579.19
<i>Sullivan County Democrat</i>	\$ 33.63
<i>River Realty Services, Inc.</i>	\$ 2,425.00
<i>Wire Pro Electric</i>	\$ 3,250.00
<i>Collier Construction LLC</i>	\$49,280.00
Account Balance After Bills Paid	\$67,853.47

A motion was made by Steingart, seconded by Nikolados, all present approved the bills to be paid listed above.

III. Approval of Minutes – January 23, 2020

A motion was made by Steingart, seconded by Ferguson, all present approved the minutes from the January 23, 2020 meeting.

IV. Status Report & Resolutions

RESOLUTION TO RECOMMEND APPOINTMENT TO THE LAND BANK BOARD OF DIRECTORS

WHEREAS, letters of interest were received from prospective Board members; and

WHEREAS the Land Bank currently has three vacancies on the Board.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Anna Milucky be recommended for appointment to fill a vacancy by the Sullivan County Legislature; and
2. This Resolution shall take effect immediately.

Moved by Nikolados and seconded by Ferguson to add Anna Milucky. Then moved by Buck, seconded by Nikolados, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

RESOLUTION TO REVISE SALES PRICE FOR 26 RACINE COURT

WHEREAS, the Land Bank had previously approved the sale of 26 Racine Court, Town of Thompson, SBL 8.A-1-5, to Mirsad Gacevic (Buyer) for \$80,000 at the Board meeting held on October 17,2019; and
WHEREAS, the Disposition Advisory Group has met and agreed that a sales price adjustment is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. The Members of the Board hereby authorize the Land bank to sell 26 Racine Court for \$65,000 and authorize the Executive Director to negotiate the final sale price 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 the Property.
2. This Resolution shall take effect immediately.

Moved by Nikolados and seconded by Ferguson, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

RESOLUTION TO APPLY TO SULLIVAN RENAISSANCE FOR TECHNICAL ASSISTANCE GRANT

WHEREAS, Sullivan Renaissance has announced the FY2020 Technical Assistance grant; and
WHEREAS, a stakeholder meeting was held to solicit input from arts and cultural organizations on assisting with the redevelopment and activation of vacant lots in the Land Bank inventory; and
WHEREAS, two community meetings were held in Liberty & Monticello to discuss possible uses on lots; and
WHEREAS, an application would be submitted for grant funds to assist with developing potential uses on vacant lots.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the Sullivan Renaissance TA Grant and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

and

RESOLUTION TO APPLY FOR THE TD BANK CHARITABLE FOUNDATION GRANT

WHEREAS, the TD Bank Charitable Foundation has announced the FY2020 funding round; and
WHEREAS, an application would be submitted for grant funds to assist with creative placemaking on vacant lots.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the TD Bank Grant and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Both grant resolutions move in a bock by a motion by Buck and seconded by Nikolados, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

RESOLUTION TO ADOPT SUSTAINABLE CONSTRUCTION POLICY

WHEREAS, Sullivan County Land Bank made a commitment to following the Enterprise Green Communities (EGC) Criteria when the County filed its original application for Land Bank funding; and
WHEREAS, there is significant evidence of the health, economic, environmental and sustainability benefits of building or renovating to high energy efficiency standards and using verified “green” building materials and techniques; and

WHEREAS, the Green Building Advisory group was convened to review and provide input for the Sustainable Construction Policy; and

WHEREAS, a draft of the Sustainable Construction Policy was presented to the Board.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. The Sustainable Construction Policy, attached hereto as Exhibit A, is adopted:
2. This Resolution shall take effect immediately.

Moved by Nikolados and seconded by Buck, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO OBTAIN FINANCING PROPOSALS FOR NEW CONSTRUCTION

WHEREAS, the Land Bank is in need of financing for the construction of 5 new single family homes as part of the CRI Round 4 financing through Enterprise; and

WHEREAS, applications will be submitted to several financial institutions to determine the best terms for a \$770,000 line of credit.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill M. Weyer, Executive Director, is authorized to submit a minimum of three applications to obtain financing term packages to be reviewed by the Finance Committee.
2. This Resolution shall take effect immediately.

and

RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO OBTAIN FINANCING PROPOSALS FOR A LINE OF CREDIT

WHEREAS, the Land Bank is in need of a line of credit to ensure proper cash flow for payment of bills; and

WHEREAS, applications will be submitted to several financial institutions to determine the best terms for a \$250,000 line of credit.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill M. Weyer, Executive Director, is authorized to submit a minimum of three applications to obtain financing term packages to be reviewed by the Finance Committee, and
2. This Resolution shall take effect immediately.

and

RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO OBTAIN FINANCING PROPOSALS FOR PROPERTY ACQUISITION

WHEREAS, the Land Bank is in need of financing to purchase 498 Broadway, also known as the Broadway Theater, by the 6-month option deadline of May 19, 2020; and

WHEREAS, applications will be submitted to several financial institutions to determine the best terms for a \$250,000 purchase mortgage; and

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill M. Weyer, Executive Director, is authorized to submit a minimum of three applications to obtain financing term packages to be reviewed by the Finance Committee, and
2. This Resolution shall take effect immediately.

The above three resolutions moved in a block by motion made by Steingart and seconded by Nikolados, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

RESOLUTION TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH RUPCO, INC. PERTAINING TO BROADWAY REDEVELOPMENT

WHEREAS, the Land Bank is assessing the viability of a development project in partnership with RUPCO Inc. on Broadway in Monticello; and

WHEREAS, the Land Bank is considering a co-development agreement with RUPCO Inc.; and

WHEREAS, a large-scale mixed use redevelopment project would be beneficial to the Village of Monticello and would be part of mission-fulfilling activities of the Land Bank.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that:

1. Jill Weyer, Executive Director, is authorized to execute a Memorandum of Understanding between the Sullivan County Land Bank and RUPCO, Inc., subject to the approval of the agreement by the Land Bank attorney, and
2. This Resolution shall take effect immediately.

Moved by Buck and seconded by Ferguson, put to a vote with Jacquie Leventoff and Alan Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

V. Discussion Items

RUPCO Presentation

Kevin O'Connor, Executive Director of RUPCO, Inc. along with staff members Kendra Home and Faith Moore gave an overview of their organization and discussed a development proposal for Broadway Monticello. There was additional discussion on the potential tax implications and potential PILOTs, as well as the use of grant funds for tax payments and the village's perspective on the potential development. Kevin offered to make a similar presentation at the Village Board. Jill will work with RUPCO to review the potential tax implications and schedule a presentation with the Village Board.

VI. Public Comment

Bruce Reynolds acknowledged his discretion as it relates to the Broadway Monticello project and was curious what the villages take on the project would be.

VII. Adjournment

The meeting was adjourned at 9:33 am upon a motion by Ferguson, seconded by Steingart, with all present approving.