

Freda Eisenberg, Chair  
Jacquie Leventoff, Vice Chair  
George Nikolados, Treasurer  
Anna Milucky, Secretary  
  
Jill M. Weyer, Executive Director



Nancy Buck  
Vicky Ferguson  
Sims Foster  
Alan Sorensen  
Ira Steingart

## MINUTES

### Board Meeting – via ZOOM August 20, 2020

#### BOARD MEMBERS:

**IN ATTENDANCE:** Freda Eisenberg, Vicky Ferguson, Anna Milucky, Jacquie Leventoff, Sims Foster, Ira Steingart, Nancy Buck (8:36), Alan Sorensen (8:41) George Nikolados (8:49),

**ABSENT:**

**OTHERS PRESENT:** Jill Weyer, Allison Capella, Gabriel Brodhar

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#### I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:31 am.

#### II. Approval of Bills to Pay

**Current Account Balance:** \$ 599,012.07

**Paid:**

Harris Woods Homeowners Association (June)	\$ 285.00	26 Racine
NYSEG (17 Cooke Lane, Monticello)	\$ 16.42	17 Cooke
NYSEG (19 Balsam Ave, Liberty)	\$ 8.00	19 Balsam
NYSEG (48 Yaun Ave, Liberty)	\$ 69.99	48 Yaun
Collier Construction (final payment)	\$ 7,547.00	48 Yaun
RUPCO Inc. (Project Mgmt.)	\$ 13,500.00	48 Yaun
River Realty Services, Inc. (NYSEG)	\$ 76.18	26 Racine
Tectonic (ABCA—EPA Application)	\$ 850.00	Monticello Manor
Jacobowitz & Gubits (various)	\$ 3,250.89	various
Landgrid Loveland	\$ 10.00	Zombie
USPS (stamps & certified mail)	\$ 68.90	various
Village of Liberty (5 Marion taxes)	\$ 2,822.27	5 Marion
Home Depot (tool trailer)	\$ 232.73	Bailey Commons
Monticello Farm, Home & Garden (tool trailer)	\$ 342.37	Bailey Commons

**To Be Paid:**

New Hope (property maintenance)	\$ 315.00	Liberty various
Jacobowitz & Gubits (various)	\$ 804.75	various
Zoom Communications Inc.	\$ 14.99	Office Expense
Harris Woods Homeowners Association (July)	\$ 285.00	26 Racine
NYSEG (17 Cooke Lane, Monticello)	\$ 16.42	17 Cooke
NYSEG (48 Yaun Ave, Liberty)	\$ 2,558.45	48 Yaun

**Account Balance After Bills Paid** \$ 595,017.46

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

#### III. Approval of Minutes – July 16, 2020

A motion was made by Ferguson, seconded by Leventoff, with Steingart abstaining, everyone else approved the minutes from the July 16<sup>th</sup> 2020 meeting.

#### **IV. Resolutions**

##### **RESOLUTION TO AUTHORIZE EXECUTION OF AGREEMENT WITH CHIANIS + ANDERSON ARCHITECTS, PLLC FOR BUILDING CONDITION REPORT FOR 91 CHESTNUT ST**

WHEREAS, the Land Bank applied for a Preserve NY Grant Program to assist with redevelopment plans for 91 Chestnut Street, Liberty NY; and

WHEREAS, the Land Bank was successful in receiving a \$5,000 grant from the Preservation League of NYS based on the proposals submitted with the grant application; and

WHEREAS, the proposal submitted by Chianis + Anderson Architects, PLLC was the lower qualified proposal (\$6,250), of which \$1,250 is a cash match from the Land Bank; and

WHEREAS, in order to approve the agreement, documents need to be executed.

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

1. the Executive Director and/or Chair are authorized to execute any and all documents necessary to authorize the agreement in an amount not to exceed \$6,250, subject to approval of the agreement by the Land Bank attorney, and
2. this Resolution shall take effect immediately.

Moved by Steingart, seconded by Leventoff, put to a vote with all present approving, carried and declared duly adopted on a vote of 9 ayes, 0 nays.

#### **V. Status Report & Discussion**

Jill gave an update on the land bank status report. Buck mentioned the timeline for the foreclosure process with August 31<sup>st</sup> being the date for repurchase.

#### **VI. Public Comment**

Gabriel Brodhar spoke on what he was doing and what he's working on related to Catskill Concierge

#### **VII. Adjournment**

The meeting was adjourned at 9:05 am upon a motion by Ferguson, seconded by Eisenberg, with all present approving.