

## 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. Due to the COVID-19 pandemic the majority of the 2020 meetings were held via Zoom and recorded for documentation purposes.

In the beginning of the year we revised the bylaws to remove the County Manager position and to increase the community representation by one more person. We also received one resignation from a community member. Teri Ward, who was replaced by Anna Milucky. We currently have two vacancies on the Board that remain to be filled by community members.

### **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.

#### *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.

*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 Mayor for the Village of Monticello, a position he was elected to in March 2020. He previously served a Trustee for Monticello since 2016. He and his family own the Miss Monticello Diner on Broadway in Monticello.

**Community Volunteer Positions:**

*Anna Milucky, Secretary*

Anna B. Milucky currently serves as the VP and Business Banker for Jeff Bank, a local community bank in Sullivan County. Her professional background has always been in Banking. In addition to the Land Bank Board, she has served on the following boards: Sullivan County Literacy Board, Past President and Board Member; Sullivan County Chamber, Executive Board; YMCA Advisory Board and Forestburgh Playhouse Board. Presently she sits on the Executive Board for Sullivan ARC, and also on the BOCES audit committee board. In 2014 she was elected as Town Justice for the Town of Fremont where she resides. Anna has lived in Sullivan County for most of her life, having been transplanted from the Slovak Republic.

*Jacqueline Leventoff, Vice Chair*

Jacque Leventoff currently serves Chief Acquisitions and Partnerships Officer of Do-Over Real Estate and the Catskill Builder Alliance. Prior to her current role, Jacque served as Senior Director of Community and Government Relations for Granite Associates in Liberty. Jacque's business acumen and experience have been developed through her previous positions. Jacque 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, Jacque was the President/CEO of the Sullivan County Chamber of Commerce & Industry. Jacque'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, Steering Committee Member.

*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.

## 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, Sims Foster, Ira Steingart

### **Finance Committee**

George Nikolados, Alan Sorensen, Anna Milucky

### **Governance Committee**

George Nikolados, Freda Eisenberg

### **Personnel/Recruitment Committee**

Nancy Buck, Ira Steingart, Jacquie Leventoff

*In 2020 the Land Bank Board combined the Rehab Advisory Board and the Disposition Advisory Board into one group to create efficiencies and reduce duplication.*

### **Disposition Advisory Board**

Jacquie Leventoff, Vicky Ferguson, Freda Eisenberg, Nancy Buck, and Anna Milucky

## III. Staff

Currently the Sullivan County Land Bank Corporation is staffed by administrative support from the Sullivan County Division of Planning & Community Development. The Board authorized extending the term for Jill M. Weyer as Executive Director at its January 23, 2020 board meeting to serve January 1, 2020 – December 31, 2020, as the original resolution had the ability to extend on an annual basis for up to three years. 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 19<sup>th</sup> 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 2020, the Sullivan County Land Bank has completed three full years of work and has completed several projects and started several more to further its mission, including moving into mixed use and downtown redevelopment.

## VII. Properties

While the Land Bank had acquired sixty (60) properties during 2018 & 2019, due to COVID, the foreclosure process was delayed at the County level. A request was submitted to Sullivan County Real Property Advisory Board to acquire two properties from the foreclosure list that were adjacent to previously acquired properties. The decision of the RPAB was to put the properties through the auction process and to review bids afterwards. Unfortunately no properties were received from the FGUs in 2020. However, based on local redevelopment plans, two commercial properties on Broadway in Monticello were acquired, along with approval to acquire another two. In addition, a donation request was received from Sullivan ARC for four residential vacant parcels in the Village of Liberty and the Board approved acquisition. The additional six parcels are on track for acquisition in early 2021.

No demolitions occurred in 2020, as all inventory requiring demolition had been completed in 2018 & 2019.

A total of six (6) properties were returned to the tax base in 2020, resulting in over \$550,000 of assessment value in the County. Three properties were merged with adjacent land bank parcels to create larger developable properties. At the end of 2020, the land bank inventory consisted of 50 parcels.

### Revitalization by the Numbers to Date



### Multi-family Pilot Project

In 2020, the Land Bank sold its first multi-family home to a potential developer to work with the County Division of Family Services to house transitional families find affordable housing. The property was in the process of being renovated in 2020 and will result in one three-bedroom and two two-bedroom units in the Village of Liberty. By working closely with this landlord we can ensure quality, affordable units in the downtown area. If this project proves successful, the Land Bank will look to do this on another multi-family property they own in the village of Monticello.

*Broadway Redevelopment*

In 2020, the Land Bank signed a Memorandum of Understanding with RUPCO, Inc. to carry out a redevelopment project in the downtown area of the Village of Monticello. The application submitted to CRI Round 4.2 was approved, providing \$653,031 of funding towards carrying out this project. Several offers were submitted on buildings on Broadway, and two were accepted. The project will be combined with the Monticello Manor project, resulting in a tax credit project through the State’s Office of Housing and Community Renewal, created over 70 affordable housing units in the Village of Monticello. An application is anticipated to be submitted in Summer 2021 with construction starting in Spring 2022.

*Monticello Manor*

The Land Bank continued to work on a redevelopment plan and disposition path for the Monticello Manor, the abandoned hospital overlooking the Monticello area. The application that was submitted in December 2019 to the EPA for Remediation funds was approved in early 2020, providing \$500,000 to assist with remediation efforts on the site. The option to sell the Monticello Manor was executed in September 2020 with the Kearney Redevelopment Group, who will be partnering with RUPCO on the tax credit project for affordable housing on Broadway. These two project will result in activating three large vacant properties in the Village of Monticello.

*Broadway Theater*

The former Broadway Theatre on Broadway in Monticello was no longer in active use and in desperate need of investment. It was identified as a priority project in the Grow the Gateways Strategic Plan for the Thompson/Monticello Gateway Corridors (2017) for Increasing Vibrancy & Activity by recruiting and facilitating Arts, Culture and Communities activities downtown by facilitating the restoration of the Broadway Theater. Its potential to be reused for entertainment purposes along with its downtown location on Broadway makes it a high priority redevelopment opportunity. The Land Bank was able to execute its option in December 2020 and is creating a task force to finalize the redevelopment plan.

**BROADWAY REDEVELOPMENT**

<b>T I M E L I N E</b>	December 2019	Acquired Monticello Manor
	March 2020	Option Signed 430 Broadway
	May 2020	Awarded EPA \$500K
	June 2020	Manor Sales Agrmt. Approved
	July-Aug 2020	Offers submitted on Addtl. Bldgs
	September 2020	Obtaining Appraisals
		Manor Agreement Executed
	Feb.-Oct. 2020	Acquisition/Site Control
	December 2020	Historic Part I NPS Approval
	March 2021	LIHTC Application Submission
	October 2021	Award Announcement
	January 2022	Historic Part II NPS Approval
	February 2022	Construction Closing
March 2022	Commence Construction	
September 2023	Substantial Completion	
Sept.-Dec. 2023	Lease up Buildings	



*Bailey Commons Redevelopment*

With nine of the vacant parcels received via donation in fall 2018, a community project was conceived. Utilizing an unbuilt portion of a subdivision in the Village of Monticello, located in the heart of the Sullivan County Catskills, a community park was created. The lots are located a short walk from the historic downtown. The Laura Jane Musser Foundation and Sullivan Renaissance provided grant funding to implement Phase 1 in the summer of 2020. Despite Covid-19, the Land Bank worked with the Sullivan County Center for Workforce Development Summer Youth Program to create a ¼-mile trail throughout the property. A ribbon cutting was held in August 2020 and local officials, organizations and residents showed their support for the youth that worked on this great community project. Overall, the project was successful and resulted in outdoor public space for the community to use. SCLBC is currently planning Phase 2 for summer 2021.



*Monitoring*

The Land Bank continued to monitor properties sold in 2019, however due to Covid this was limited to phone calls, as site visits were restricted. In addition, monitoring plans were created for the five residential properties sold. The Land Bank will monitor these properties to ensure the redevelopment plans associated with their sales is completed in a timely manner and properties are renovated.

## VIII. Funding

The Sullivan County Legislature annually contributed \$100,000 since FY2017, however due to Covid-19, this funding was cut in 2020. Luckily the Land Bank was able to received \$110,000 from the County, through its Removing Unsafe Structures (RUSSt) Program to demolish several properties in partnership with the Village of Liberty. In 2020, the Land Bank closed out the Community Revitalization Initiative Round 3, that was being administered by LISC, by drawing down the remaining \$220,078 of the total \$920,000 grant. Due to remaining funds existing in the CRI Round 4 pot, an additional funding round, 4.2 was rolled out and the Land Bank was able to secure an addition \$653,031 for the Broadway Redevelopment Project. This adds to CRI Round 4 award, of which \$645,250 is remaining entering 2020. A total of \$245,000 was disbursed in 2020, leaving a remaining balance of 4 & 4.2 funds totaling \$948,531 available to use by the December 2021 deadline. As mentioned earlier, the EPA Brownfield Remediation grant application that was submitted for the Monticello manor property in Monticello in December 2019 was awarded \$500,000 in the spring of 2020. In addition to these larger grants, the Land Bank was also able to acquire funding from the Laura Jane Musser Foundation, totaling \$10,000 for the Bailey Commons projects, on top of the \$2,500 awarded from Sullivan Renaissance for the same project. Sullivan Renaissance also provided a matching grant of \$1,250 for a decorative boarding project at the Spanish Castle property located at 91 Chestnut Street in the Village of Liberty.

CRI Round #3 Funding: \$920,000	CRI Round #4 Funding: \$900,000	CRI Round #4.2 Funding: \$653,031
<b>Deliverables:</b> <ul style="list-style-type: none"> <li>Acquire 9 Parcels</li> <li>Rehab 4 Residential units</li> <li>Demo 3 Residential units</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>Acquire 20 Parcels</li> <li>Structural &amp; Environmental Remediation of Monticello Manor</li> <li>Construct 3 Residential homes</li> <li>Demo 8 Residential units</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>Acquire 2 buildings</li> <li>Create 20 residential units</li> <li>Create 4 commercial storefront units</li> </ul>

## IX. Financial Activity

The following represents the general profit and loss for Fiscal Year January 1 – December 31, 2020:

Direct Income	
Enterprise CRI #4	\$349,750
LISC CRI #3	\$220,078
LISC Zombie 2.0	\$50,200
Sullivan Renaissance	\$3,250
County RUSSt Program	\$110,000
Laura Jane Musser Fdtn.	\$10,000
Preservation League of NYS	\$5,000
Property Sales	\$262,800
In-Kind Support	
County Staff & Travel	\$43,036
<b>Total Income</b>	<b>\$1,056,114</b>

Expenses	
Cost of Goods Sold	\$188,975
Professional Services	\$63,477
Dues	\$2,135
In-kind Personnel	\$42,957
Insurance	\$49,364
Office Expenses	\$8,633
Taxes & Licenses	\$16,668
Travel & Conferences	\$219
Property Acquisition	\$464,000
Depreciation	\$447
<b>Total Expenses</b>	<b>\$836,875</b>

## X. Additional Information

For more information on the Sullivan County Land Bank Corporation please visit the website at: [www.sullivancountylandbank.org](http://www.sullivancountylandbank.org)