

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
George Nikolados, Treasurer
Anna Milucky, Secretary

Jill M. Weyer, Executive Director



Nancy Buck
Julian Dawson
Vicky Ferguson
Sims Foster
Susan Harte
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting

Hybrid Format: In-Person and via ZOOM

October 20, 2021

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Vicky Ferguson, Susan Harte, and Nancy Buck

ON ZOOM: Anna Milucky, George Nikolados, Sims Foster, Jacquie Leventoff and Julian Dawson

ABSENT: Ira Steingart and Alan Sorensen

OTHERS PRESENT: In Person: Jill Weyer; Zoom: Denise Frangipane

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:00 am.

II. Approval of Bills to Pay

A motion was made by Buck, seconded by Harte, all present approved the bills to be paid listed on the financial report.

III. Approval of Minutes – September 15, 2021

A motion was made by Nikolados, seconded by Ferguson, all present approving the minutes from the September 15, 2021 meeting.

IV. Resolutions

RESOLUTION TO ADOPT THE 2022 BUDGET

WHEREAS, the State of New York Authorities Budget Office requires the Sullivan County Land Bank Corporation to adopt an annual budget for reporting purposes; and

WHEREAS, a draft 2022 Budget was presented to the Board.

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

1. The 2022 Budget, attached hereto as Exhibit A, is adopted;
2. This Resolution shall take effect immediately.

Moved by Milucky, seconded by Ferguson, and put to a vote with Leventoff abstaining, all remaining present carried and declared duly adopted by a vote of the board on a vote of 7 Ayes, 0 Nays.

V. Discussion

2022 Budget

Jill reviewed the draft budget for 2022 that was dispersed at the last meeting. The budget is limited based on no committed funding. Freda suggested setting up a fundraising committee and Vicky asked how other land banks handle this.

Nancy suggested a bus trip to show the Legislature our projects, Freda expressed concern that there may be some apprehension about the mission of the Land Bank.

Denise from Sullivan Renaissance asked if the Legislature understands the work or projects in the Land Bank. Then followed up with questions on fundraising and ability to

Susan asked if there is a conflict of interest with regard to donations in exchange for projects – get donated money from contractors who would potentially bid on projects. Jacquie asked about foundation grants – the home depot funds were for specific projects and Gerry Foundation hasn't contributed but a formal letter wasn't sent. Send letter to Denise on last Gerry Foundation letter to see if there is intention to obtain additional financing and Denise suggested putting together what their funding went to and what we would do with more funding.

Jacquie asked about disposition of the new construction and how RUPCO is handling. Jill shared that RUPCO has a list of potential buyers, but the Land Bank will still review and approve applications. Susan expressed interest in participating on the Acquisition/Disposition Advisory Board. Nancy asked about fixing up the outside of the homes and there was potential interest in doing a sample foundation plan for the new homes to apply for Renaissance funding. These grants funds come out in January so now is a good time to talk about it.

Jacquie requested an update on the Zombie study being done by Diane Boston. Susan mentioned she was talking with Bethel officials who aren't interested in participating because the County makes them whole on removing blight, but Vicky pointed out that Villages aren't and they are interested in participating. The Land Bank is trying to work with County to be pro-active on how to address blight and address zombies on a county level. A draft plan has been presented and is available to review.

Freda presented a possible project in Barryville that she received a request from the Methodist clergy to assist them with buying the property from the Methodist Conference who put it on the market and then sell it back to them. There is also a deteriorated property on the lot as well. It's a sad story but not part of the Land Bank mission. The Board agreed that this was outside of our project area.

Nancy asked about status on Monticello Manor and Jill reported that engineering is moving forward.

43 High Street, we have several applications that will need to be reviewed by the Acquisition/Disposition Board. The sale of this property is not included in the 2022 budget.

Vicky asked about the status 17 Cooke and what else is needed. Jill provided an update of lining up all the applicants financing to move this forward but there has still been delays. The Board stated that they would give her until November 15th to move this forward. Jill will inform the applicant to let her know. Jacquie asked about moving her to the new construction homes – Jill will mention that to her.

Jill also let the Board know that she will be speaking with Essex County as they explore whether to create a land bank in their community.

VI. Public Comment

No public comments received

VII. Adjournment

The meeting was adjourned at 8:48 am upon a motion by Ferguson, seconded by Buck, with all present approving.