

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

November 17, 2021

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Nancy Buck, Susan Harte (8:11), and Alan Sorensen (8:15)

ON ZOOM: George Nikolados, Vicky Ferguson, Ira Steingart and Julian Dawson (8:13)

ABSENT: Jacquie Leventoff, Anna Milucky, Sims Foster

OTHERS PRESENT: In Person: Jill Weyer; Faith Moore

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:10 am.

II. Approval of Bills to Pay

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

III. Approval of Minutes – October 20, 2021

A motion was made by Harte, seconded by Nikolados, Steingart abstaining and all remaining approving the minutes from the October 20, 2021 meeting.

IV. Update/Discussion

Jill gave an update on the status of Acquisition and Dispositions, with feedback from the advisory Board. Faith gave an update on New Construction and the concern of affordability and taxes related to buyers. She also mentioned grant sources available for landlords through the Ambassador program, homeowner grants and Hurricane Ida grants for flood damage that was recently announced. It was suggested to reach out to Fire Departments to see if they are aware of homeowners who had flooding issues.

Nancy Buck asked about the status of the Broadway Theater and Jill provided an update. Faith also mentioned using community funding from SONYMA to assist with some curb appeal project, along with Sullivan Renaissance funding mentioned at previous meeting.

V. Resolutions

RESOLUTION TO AUTHORIZE ACQUISITION OF 418 BROADWAY AKA KEY BANK BUILDING AND USE OF LINE OF CREDIT IF NECESSARY.

WHEREAS, the Land Bank Board authorized the execution of the sales agreement and payment of deposit for the acquisition of the Key bank building at the November 2020 meeting; and

WHEREAS, RUPCO is still committed to the Broadway Redevelopment project through a joint venture with the Kearney Redevelopment Group; and

WHEREAS, the offer price of \$400,000 was approved and a \$60,000 deposit was already paid for the purchase of 418 Broadway; and

WHEREAS, the purchase price is an eligible expense of the CRI Round 4.2 funding; and

WHEREAS, we would like to acquire the Key Bank building prior to January 1, 2022 to avoid the assessment and apportionment of taxes at a 2022 closing.

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

1. Jill M. Weyer, Executive Director is authorized to negotiate and execute all paperwork necessary to acquire 418 Broadway and to use the Line of Credit, if necessary to pay for all closing costs associated with the property;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Harte, and put to a vote, all present carried and declared duly adopted by a role of the board on a vote of 9 Ayes, 0 Nays.

RESOLUTION TO CONTINUE CONTRACT FOR ACCOUNTING SERVICES

WHEREAS, the Land Bank Board approved the proposal from Bowers & Company to assist with accounting services for the Land Bank at a rate of \$1,000 per month to provide monthly accounting and bill payments, including preparation of financial statements and reports for monthly board meetings at the November 2020 meeting; and

WHEREAS, the Land Bank is still in need of these services until additional capacity is identified, or another RFP is completed to solicit local firms to assist the Land Bank in this capacity.

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

1. Jill M. Weyer, Executive Director is authorized to enter into an Agreement for Accounting Services with Bowers & Company CPAs PLLC for an amount not to exceed Six Thousand (\$6,000) dollars;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Nikolados, and put to a vote, all present carried and declared duly adopted by a role of the board on a vote of 9 Ayes, 0 Nays.

RESOLUTION TO APPLY FOR THE USEPA BROWNFIELD CLEANUP GRANT

WHEREAS, USEPA announced funding available through the FY21 Brownfield Assessment program; and

WHEREAS, an application would be submitted to continue the efforts of the Land Bank to apply for up to the maximum funding request of \$500,000 with no cost share requirement from the Land Bank.

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

1. Jill M. Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the FY21 EPA Brownfield grant program and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Buck, seconded by Sorensen, and put to a vote, all present carried and declared duly adopted by a role of the board on a vote of 9 Ayes, 0 Nays.

VI. Public Comment

No public comments received

VII. Adjournment

The meeting was adjourned at 9:01 am upon a motion by Buck, seconded by Harte, with all present approving.