

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
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting – via ZOOM April 21, 2021

BOARD MEMBERS:

IN ATTENDANCE: Anna Milucky, Freda Eisenberg, Jacquie Leventoff (8:05), Vicky Ferguson, George Nikolados, Nancy Buck, Ira Steingart and Sims Foster

ABSENT: Julian Dawson, Alan Sorensen,

OTHERS PRESENT: Jill Weyer

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:02 am.

II. Approval of Bills to Pay

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

III. Approval of Minutes – March 17, 2021

A motion was made by Milucky, seconded by Ferguson, all present approving the minutes from the February 17, 2021 meeting.

IV. Discussion/Presentation - none

V. Resolutions

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Sullivan County Land Bank Corporation, Inc. ("Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-For-Profit Corporation Law §1605(i)(5) requires that a sale of real property be approved by a majority vote of the Board of Directors; and

WHEREAS, the Land Bank's Disposition Policy permits the Land Bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the Land Bank, subject to obtaining such competition as is feasible under the circumstances; and

WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to the Property Disposition Policy; and

WHEREAS, the Land Bank owns certain parcels of real property situated in the County of Sullivan, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Land Bank Disposition Advisory Group, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the Land Bank sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the Land Bank Disposition Advisory Group has determined that each Buyer is a qualified buyer; and

WHEREAS, the Land Bank has obtained such competition as is feasible under the circumstances for each Property by advertising the Property on its website, listing the Properties on MLS by licensed real estate brokers, and conducting adequate outreach; and

WHEREAS, as each Buyer's plans are consistent with the mission, purpose and governing statute of the Land Bank, the Property Disposition Policy permits the Land Bank to sell each Property to the corresponding Buyer by negotiation; and

WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information in the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of the transfer; and

WHEREAS, the Land Bank desires to sell each Property to the corresponding Buyer identified on the Properties List at, or substantially at the offer price set forth on the Properties List.

NOW, THEREFORE, BE IT RESOLVED BY THE SULLIVAN COUNTY LAND BANK CORPORATION AS FOLLOWS:

1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to negotiate the final sale price of each property 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 each Property. Each Agreement will be approved in form and content by the Land Bank counsel.
3. The Land Bank Executive Director is hereby authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
4. The other officers and agents of the Land Bank are hereby authorized and directed for and in the name and on behalf of the Land Bank to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.
5. This Resolution shall take effect immediately.

Moved by Buck, seconded by Steingart, put to a vote with Dawson and Sorensen absent, unanimously carried and declared duly adopted by a vote of the board on a vote of **8 Ayes, 0 Nays**.

SCHEDULE A

Address	Village / Town	SBL	Buyer	Offer Price
18 Woodcliff Ave	Monticello	119.-7-7.5	Albee Bockman/Sullivan Paramedicine Inc.	\$ 1,250
18 Woodcliff Ave	Monticello	119.-7-7.5	Dreena Tomlinson	\$ 1,250

RESOLUTION TO ADOPT THE 2020 FINANCIAL STATEMENTS

Moved by Ferguson, seconded by Buck, with discussion by Steingart with concern over the negative property values and to keep an eye on for next year, put to a vote with Dawson and Sorensen absent, unanimously carried and declared duly adopted by a role of the board on a vote of **8 Ayes, 0 Nays**.

RESOLUTION TO ACCEPT DONATION OF PROPERTY

WHEREAS, the Board has received a request to accept the donation of 6 Short Avenue (7.-7-4.1) in the Town of Liberty; and

WHEREAS, the Town of Liberty is working on a redevelopment project for this area and would like the Land Bank to acquire it from the owner to transfer to the Town at a later date.

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

1. The Board hereby authorizes the acquisition of the above properties, subject to the completion of due diligence and the approval from the Town of Liberty to accept the future transfer of the property from the Land Bank.
2. Jill M. Weyer, Executive Director, is authorized to sign any and all documents necessary to acquire said properties.
3. This Resolution shall take effect immediately.

Moved by Buck, seconded by Nikolados, put to a vote with Dawson and Sorensen absent, unanimously carried and declared duly adopted by a role of the board on a vote of **8 Ayes, 0 Nays**.

RESOLUTION TO REDUCE THE PURCHASE PRICE OF 184 SPRAGUE AVE EXT.

WHEREAS, the Board approved the sale to an investor Optimum Horizons LLC for \$5,000; and

WHEREAS, the investor sold the adjacent lot to a homeowner and passed the burden on to them, thus the homeowner requested a reduction in the sales price; and

WHEREAS, as part of the side lot acquisition, the new homeowner, Steven Harrigan cannot further subdivide the lot for sale.

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

1. The Board hereby authorizes the reduction of the purchase price from \$5,000 to \$3,000 to Steven Harrigan.
2. Jill M. Weyer, Executive Director, is authorized to sign any and all documents necessary to acquire said properties.
3. This Resolution shall take effect immediately.

Moved by Nikolados, seconded by Leventoff, put to a vote with Dawson and Sorensen absent, unanimously carried and declared duly adopted by a role of the board on a vote of **8 Ayes, 0 Nays**.

VI. Board Discussion

1. 17 Cooke Lane – The Board discussed the status of this home and what is taking so long. Jill will investigate the possibility of rent to own to see if we can get the buyer into the house sooner than later, while she's working with RUPCO on financing.

VII. Public Comment

No public comment received.

VIII. Adjournment

The meeting was adjourned at 8:43 am upon a motion by Ferguson, seconded by Steingart, with all present approving.