

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

August 18, 2021

BOARD MEMBERS:

IN ATTENDANCE: Anna Milucky, Freda Eisenberg, Vicky Ferguson, Nancy Buck

ON ZOOM: George Nikolados, Jacquie Leventoff, Ira Steingart (8:20)

ABSENT: Sims Foster, Alan Sorensen, Julian Dawson, Susan Harte

OTHERS PRESENT:

In Person: Jill Weyer, Faith Moore, Denise Frangipane

Via Zoom: Jeffery Smith

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:05 am. Eisenberg noted the attendance policy and will review prior attendance to ensure quorums at future meetings.

II. Approval of Bills to Pay

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

III. Approval of Minutes – July 21, 2021

A motion was made by Milucky, seconded by Ferguson, all present approving the minutes from the July 21, 2021 meeting.

IV. Presentation: 91 Chestnut Street – Jeffery Smith, Chianis + Anderson Architects

Jeffery Smith presented, via Zoom, an overview of the Building Condition Report for 91 Chestnut Street (aka Yeager Mansion) that was completed as part of the Preserve NY grant program. Jill will send link to report for the Board to review, as well as upload to the website for public review. The Board expressed interest in having Marc Baez at the Partnership help with marketing and Eisenberg will follow-up. The Board would also like Sims input on his thoughts for next steps. Jill will research storage opportunities to store the items outlined in the report and work with LISC to see what funds can be sued

V. Resolutions

RESOLUTION TO AWARD REALTOR SERVICES FOR NEW CONSTRUCTION PROJECT

WHEREAS, proposals were solicited from realtors for the pre-sale and sale of the new construction homes being built with RUPCO, Inc. and

WHEREAS, the Land Bank's Board of Directors believe it is in the best interest of the Corporation to accept such proposal and enter into an agreement for contractor services.

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

1. Jill Weyer, Executive Director, is authorized to enter into an Agreement for realtor services for new construction sales of 3 homes with Licensed2Sell of Keller Williams Realty, First in New York;
2. This Resolution shall take effect immediately.

Moved by Ferguson, seconded by Milucky, and put to a vote with Dawson, Foster, Harte and Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 7 Ayes, 0 Nays.

RESOLUTION TO INCREASE LINE OF CREDIT & AUTHROIZE EXECUTION OF ANY AND ALL DOCUMENTS

WHEREAS, the Land Bank Board authorized the use of the \$300,000 line of credit from Jeff Bank at its April 16, 2020 meeting and authorized the Executive Director to execute any and all documents necessary to apply for and accept the financing; and

WHEREAS, an increase of up to \$500,000 is needed to fully finance the new construction projects until the properties are sold and revenue is received.

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 increase the line of credit to \$500,000 and to sign revised documents and advances to accept the additional financing from Jeff Bank.
2. This Resolution shall take effect immediately, pursuant to the terms below.

Moved by Ferguson, seconded by Steingart, with Milucky abstaining from the discussion and vote. Put to a vote with Dawson, Foster, Harte and Sorensen absent, all present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays, 1 Abstention.

VI. Public Comment

Denise Frangipane asked about promotion of the Bailey Commons project and how to encourage more public use. She also asked about a public outreach or info session.

Faith Moore from RDAC was present and gave an update on the New Construction projects and Zombie 2.0 outreach and let everyone know the videos are forthcoming. Once received Jill will link to the Land Bank website and share with the Board.

VII. Adjournment

The meeting was adjourned at 9:25 am upon a motion by Buck, seconded by Ferguson, with all present approving.