

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

September 15, 2021

BOARD MEMBERS:

IN ATTENDANCE: Anna Milucky, George Nikolados, Susan Harte, Nancy Buck (8:03), Jacquie Leventoff (8:03)

ON ZOOM: Freda Eisenberg, Vicky Ferguson, Sims Foster, Ira Steingart (8:04), Alan Sorensen (8:11), and Julian Dawson (8:16)

ABSENT: None

OTHERS PRESENT: In Person: Jill Weyer

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 Milucky, seconded by Nikolados, all present approved the bills to be paid listed on the financial report.

III. Approval of Minutes – August 18, 2021

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

IV. Resolutions

RESOLUTION TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT FOR VAD PROPERTY AND ZOMBIE DATABASE RESEARCH WITH DIANE BOSTON AS PART OF ZOMBIE 2.0 GRANT

WHEREAS, a proposal has been received from Diane Boston for researching Zombie and blighted properties in Sullivan County to meet the deliverables of the Zombie 2.0 grant; and

WHEREAS, professional services will be capped at \$10,000 to accomplish the grant deliverables; and

WHEREAS, the Land Bank's Board of Directors believes that it is not prudent or appropriate to prepare a request for proposals and it is in the best interest of the Corporation to accept such proposal and enter into an agreement for Zombie 2.0 services with Diane Boston.

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

1. Jill M. Weyer, Executive Director is authorized to execute an Agreement for Zombie & Blight Research services with Diane Boston for \$10,000 as detailed in the proposal attached hereto as Exhibit A, subject to approval of an agreement by the Land Bank's Attorney;
2. This Resolution shall take effect immediately.

Moved by Buck, seconded by Nikolados, 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 presented a draft budget for 2022 for the board to review. The budget incorporates grant funding yet to be drawn down, as well as potential revenue for property sales. No further funding commitments or grants to go after. Possibility to continue leveraging funds and look at other new construction options. Potential revenue from additional side owner outreach for lot sales. Potential revenue from the disposition of 43 High Street and the ability to keep the rent affordable using HUD rental limits or to have mixed income. Informed the Board that there are several potential applications forthcoming on this property. The Board discussed 91 Chestnut and potential interest in redevelopment and the investment needed to get it back on the tax rolls. Sims asked about the ability to get it pre-approved through the IDA for development incentives and to market for tourism development and how to package it for redevelopment. Jill will follow up to see what possibilities exist, along with the listing for Historic Tax Credits and Opportunity Zone investment. Develop a prospectus and/or RFP to identify and package incentives to encourage redevelopment of this key property. Jill also brought up the idea of requesting American Recovery Act funding from the County to help further projects along.

There was also discussion of setting up another Board Retreat to talk over future plans of the Land Bank. As well as a visit from Congressman Delgado later that day to give him a tour of land bank properties focusing on new construction costs and leverage, as well as Broadway Theater redevelopment. Also Freda mentioned that the Broadway Theater received Priority Points for Regional impact which puts us into a better position to obtain grant funds through the CFA.

VI. Public Comment

No public comments received

VII. Adjournment

The meeting was adjourned at 8:58 am upon a motion by Buck, seconded by Nikolados, with all present approving.