I. Board of Directors

The SCLBC is currently governed by an eleven-member board of directors appointed by the Sullivan County Legislature. Board members do not receive compensation for serving on the Board. However, they generally contribute time and experience to the land bank as part of the duties of their job or official position. All Board members can be reached at the following mailing address: 100 North Street, PO Box 5012, Monticello, NY 12701. SCLBC operations are primarily carried out by staff of Sullivan County’s Planning division who are responsible for identifying suitable properties for SCLBC acquisition, contracting for the demolition, rehabilitation and/or maintenance work on the properties, conducting marketing and disposition activities, and seeking funds to support additional land bank work. Reports are made to the board at monthly meetings and board members provide guidance and direction on these activities.

The SCLBC Board typically meets on a monthly basis but met as needed to ensure adequate flow of business for the corporation. All SCLBC Board meetings are open to the public and the meetings allow time for public comment. Due to the ongoing COVID-19 pandemic the majority of the 2021 meetings were held via Zoom and recorded for documentation purposes.

No changes to the bylaws were made in 2021 and we started 2021 with two vacancies on the Land Bank Board. All the existing Board members were re-appointed by the County Legislature in February 2021, along with Julian Dawson, a community member. The final vacancy was filled by Susan Harte in June 2021.

Ex-Officio Positions:

Freda Eisenberg, Chairperson
Freda has served as the Planning Commissioner since 2014 and was instrumental in obtaining the approval for the creation of the Sullivan County Land Bank Corporation. Prior to becoming Planning Commissioner, Freda Eisenberg worked in local government for the Town of Southampton, NY and as a private sector consultant to developers, municipalities and stakeholder groups in the greater NY metro area. She began her planning career as a regional planner in rural western Massachusetts, working with 43 municipalities for the Pioneer Valley Planning Commission. Freda’s planning work has addressed a broad array of issues, including: sustainability, comprehensive and strategic plans, economic development, water quality, downtown revitalization, corridor redevelopment, affordable housing, park and trail planning, historic and agricultural preservation, alternative transportation, and zoning for specialized uses. She holds a BA in English Literature from Barnard College, Columbia University, and a Master of the Art of Landscape Design from the Conway School Graduate Program in Sustainable Landscape Planning and Design.

Nancy Buck, Board Member
Nancy Buck was elected County Treasurer in 2015, having served as Deputy Sullivan County Treasurer since December 2000. She is a member of several organizations including the New York State Association of Counties (NYSAC) where she serves on their Public Safety and Economic Development Committees, the Executive Board of the NYSAC Women’s Leadership Council, and the Government Finance Officers Association and the NYS County Treasurers and Finance Officers Association. Ms. Buck is a graduate of the County Government Institute, a collaboration between NYSAC and Cornell University. She is also a board member and lifetime advocate of
Donate Life, a national organization focused on organ, eye and tissue donation. Nancy and her husband Rob raised their two children in Roscoe and still live there today. Nancy loves to spend time with her family especially her four grandchildren.

**Alan Sorensen, Board Member**

Alan J. Sorensen, AICP currently serves on the Sullivan County Land Bank as the Legislative Minority Chair, having served as a Legislator since 2008. He is the President of Planit Main Street, Inc. a full-service consulting firm specializing in comprehensive planning, downtown revitalization, land use planning, grant procurement and economic development. As the principal planner in the firm, he has over 25 years of professional planning experience, which also includes his tenure as Commissioner of Planning & Community Development for Sullivan County, N.Y., and Assistant Commissioner of Policy for the New York State Division of Housing and Community Renewal (DHCR) where he played an instrumental role in developing the program policy for and subsequently implementing the New York Main Street (NYMS) program along with colleagues at DHCR. Alan holds a Bachelor’s Degree in Arts, majoring in Geography and Anthropology and minoring in Urban Planning from SUNY Oneonta and holds two Master’s Degree, one in City & Regional Planning from Rutgers University and one from Pace University in Public Administration. He is married to his wife Jane and resides in Rock Hill, NY with their three children.

**Ira Steingart, Board Member**

Ira currently serves as the Legislator for District 8, a position he has held since 2011. He also serves as the Chairman of the County of Sullivan Industrial Development Agency, the Sullivan County Funding Corporation, and the Sullivan County Infrastructure Local Development Corporation. In his private life, Ira is President of Steingart Associates, Inc., a fourth generation family owned commercial printing company in South Fallsburg, NY. Prior to being elected a County Legislator, he served as the Vice Chair of the Town of Fallsburg Planning Board with over 20 years of service. He is a member of the Town of Fallsburg Fire Department for over 40 years and is the past president of the South Fallsburg Hebrew Association. He received a Bachelor’s Degree in Business Administration from Ithaca College. He lives with his wife, Jill and their two children in South Fallsburg, NY.

**Village Representative Positions:**

**Village of Liberty: Victoria Ferguson, Board Member**

As the Payroll Clerk, Victoria works collaboratively with Central Business Office (CBO) payroll team to process timesheets, create and submit monthly retirement system reports, check payrolls for accuracy and completeness. Ms. Ferguson previously served as an Elected Trustee at the Village of Liberty, where she worked in concert with her fellow board member to pass laws and manage the Village Budget, which includes law enforcement, road maintenance, water, sewer, and parks. As a board member of the Sullivan County Land Bank, volunteers her time to participate in a number of subcommittees and provide guidance for short- and long-term organizational planning.

**Village of Monticello: George Nikolados, Treasurer**

George currently serves as the Mayor for the Village of Monticello, a position he was elected to in March 2020. He previously served a Trustee for Monticello since 2016. He and his family own the Miss Monticello Diner on Broadway in Monticello.
Community Volunteer Positions:

Julian Dawson
Julian Dawson was born and raised in Monticello, NY and is a graduate of Monticello High School. He received his Associates in Liberal Arts from SUNY Sullivan. Mr. Dawson serves as the Chief Professional Officer of the United Way of Sullivan County – a title he’s held for almost 8 years, of the total 20 years with the agency. He oversees the management and maintenance of the United Way Property, administers Project Care Thanksgiving and Holiday Toy Drives, supervises the Children’s Coordinated Service Initiative account for the Sullivan County Department of Community Services and acts as the Chair of the Sullivan County Emergency Food & Shelter FEMA grant and program, and is in charge of the United Way Classic Golf Tournament. Additionally he also acts as a Board Member for the CACHE Agency in Liberty; Board Commissioner for the Monticello Housing Authority; and the Monticello Little League Board and volunteers as Safety Officer and an umpire. When he’s not busy with work or his numerous civic and volunteer affiliations Dawson likes to play or referee in various adult recreation leagues including flag football, softball and indoor soccer.

Sims Foster
Sims Foster has built a long career in hospitality and is recognized nationally for his efforts. General Manager of Lotus, Director of Operations of Country, Owner of 3 restaurants during that same time back in Livingston Manor, Vice President – Restaurants and Bars with Denihan Hospitality Group and Senior Vice President – Restaurants, Bars, and Nightlife with Commune Hotels & Resorts are all titles he has held. Sims has opened over 40 restaurants, bars and hotels in his career.

Susan Harte
Susan Harte is a nationally recognized leader in Site Selection, Location Economics and Tax Incentives. She is currently a principal of the international consulting firm Hickey & Associates. Ms. Harte graduated magna cum laude, with a Bachelor of Arts from University of Richmond, and then received her Juris Doctorate from the George Mason University School of Law & Economics. She also possesses a Masters certification in Corporate Real Estate. Ms. Harte is a member of the board of directors and on the governance and audit committees of the publicly traded company, SusGlobal Energy, (SNRG) a leader in the Circular Economy. She is a New York State licensed real estate broker, Notary Public and is admitted to the Virginia and New York State Bars. Additionally, she is the sole principal of White Lake Woods LLC, a developer and builder of multi-family housing in Sullivan County, NY.

Jacqueline Leventoff, Vice Chair
Jacquie Leventoff currently serves Chief Acquisitions and Partnerships Officer of Do-Over Real Estate and the Catskill Builder Alliance. Prior to her current role, Jacquie served as Senior Director of Community and Government Relations for Granite Associates in Liberty. Jacquie’s business acumen and experience have been developed through her previous positions. Jacquie served as the East Regional Director of Distribution HR with Kohl’s Department Stores where she worked to drive employee engagement and performance. Prior to Kohl’s, Jacquie was the President/CEO of the Sullivan County Chamber of Commerce & Industry. Jacquie’s vision and strategic planning were the driving forces for her to initiate the creation of the Sullivan County Partnership for Economic Development and the Sullivan County Chamber Foundation, which is the parent to the Leadership Sullivan program. In addition to the Land Bank, she currently serves on the board of many county organizations,
including: Mid-Hudson Regional Economic Development Council, Voting Member; Mid-Hudson Regional Workforce Development Committee, Co-Chair; Sullivan/Wawarsing REAP Zone, Vice Chair; Sullivan County Chamber Foundation, Founder and Board Member; and Sullivan Renaissance, Steering Committee Member.

Anna Milucky, Secretary
Anna B. Milucky currently serves as the VP and Business Banker for Jeff Bank, a local community bank in Sullivan County. Her professional background has always been in Banking. In addition to the Land Bank Board, she has served on the following boards: Sullivan County Literacy Board, Past President and Board Member; Sullivan County Chamber, Executive Board; YMCA Advisory Board and Forestburgh Playhouse Board. Presently she sits on the Executive Board for Sullivan ARC, and also on the BOCES audit committee board. In 2014 she was elected as Town Justice for the Town of Fremont where she resides. Anna has lived in Sullivan County for most of her life, having been transplanted from the Slovak Republic.

II. Board Committees
The following subcommittees were created at the organizational meeting of the Sullivan County Land Bank Corporation on February 14, 2017. Additional sub-committees will be created on an as needed basis.

Audit Committee
Nancy Buck, Sims Foster, Ira Steingart

Finance Committee
George Nikolados, Alan Sorensen, Anna Milucky

Governance Committee
George Nikolados, Freda Eisenberg

Personnel/Recruitment Committee
Nancy Buck, Ira Steingart, Jacquie Leventoff

No additional committees or Boards were created in 2021.

Acquisition/Disposition Advisory Board
Jacquie Leventoff, Vicky Ferguson, Freda Eisenberg, Nancy Buck, and Anna Milucky

III. Staff
Currently the Sullivan County Land Bank Corporation is staffed by administrative support from the Sullivan County Division of Planning & Community Development. The Board authorized extending the term for Jill M. Weyer as Executive Director at its January 20, 2021 board meeting to serve January 1, 2021 – December 31, 2021, as the original resolution in 2019 had the ability to extend on an annual basis for up to three years. Ms. Weyer is the Deputy Commissioner of the Sullivan County Division of Planning and has been with the Division since 2000.

IV. Mission
The mission of the Sullivan County Land Bank is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate economic growth and support community development by returning properties to productive use and improve quality of life.
V. Need
Sullivan County contains hundreds of tax delinquent, abandoned and blighted properties. The County forecloses on approximately 400 parcels each year, of which a third are improved with commercial and residential buildings. For many of these, lack of maintenance has led to a state where the costs of building stabilization and renovation outweigh their market value and prospects for economic return. In addition over 300 properties are listed on the DFS Zombie database at the State level. New homeowners and private investors will not rescue these properties because it does not make fiscal sense. Without intervention of the kind provided by a land bank, these derelict sites will continue to lower the values of surrounding properties, attract crime and vandalism, and deter economic development.

VI. Overview
Under the current New York State Land Bank legislation, thirty-five land banks will be permitted in the state. Sullivan County received approval in November 2016 to establish the 19th land bank in the state. The SCLBC filed its incorporation papers in February 2017 and began the process of organizing its board, adopting policies and moving forward. In October 2017, the Board submitted paperwork to the IRS for designation as a 501c(3) charitable organization. With the close of 2021, the Sullivan County Land Bank has completed four full years of work and has completed several projects and has expanded beyond residential use by working on mixed use and downtown redevelopment.

VII. Properties
With the close of 2021, the Land Bank had acquired a total of sixty eight (68) properties. However, the COVID-19 pandemic continued to cause delays with the foreclosure process at the municipal level. The Land Bank was able to acquire four vacant lots in the Village of Liberty in 2021. They were acquired through donation from Sullivan ARC, a local not for profit agency in the County. A purchase agreement was also executed for the acquisition of a mixed use building on Broadway as part of the Broadway Redevelopment project that the Land Bank is working on with RUPCO and the Kearney Redevelopment Group.

No demolitions occurred in 2021, as all inventory requiring demolition had been completed in 2018 & 2019.

A total of four (4) properties were returned to the tax base in 2021, resulting in over $100,000 of assessment value in the County. Two owner occupied houses were sold and two vacant lots were sold as side lots to be merged with the parent lot. One property was merged with the adjacent land bank parcel that was sold. At the end of 2021, the land bank inventory consisted of 49 parcels.

Revitalization by the Numbers to Date

- 68 Acquired Properties
- 25 Demolitions
- 13 Properties Sold
- $2 million Total Investments
New Construction

Started in 2020, the Land Bank expanded its relationship with RUPCO, Inc. to construct three new single family homes in our target area, two in Liberty and one in Monticello. These homes will be marketed to income eligible homebuyers and the Land Bank with leverage the funds it received from CRI Round 4, along with AHC funding and CDBG funding to bring down the cost of the homes. Little did we know that Covid would put a huge delay on construction, as well as increase costs significantly, creating an even more expensive project for the Land Bank.

New Construction Budget

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Amount</th>
<th>Uses</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Mortgage</td>
<td>$137,660</td>
<td>Purchase Price (unsubsidized)</td>
<td>$304,760</td>
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<tr>
<td>CRI Round 4 Funding</td>
<td>$103,000</td>
<td>Estimated closing costs</td>
<td>$12,740</td>
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<tr>
<td>NYS AHC Grant</td>
<td>$35,000</td>
<td>Admin fee</td>
<td>$3500</td>
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<tr>
<td>County of Sullivan CDBG Grant</td>
<td>$40,000</td>
<td>Mortgage Tax</td>
<td>$400</td>
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<tr>
<td>Owner Equity</td>
<td>$5,820</td>
<td>Filing Fee</td>
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<tr>
<td>Totals</td>
<td>$321,480</td>
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<td>$321,480</td>
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</tbody>
</table>
Broadway Redevelopment
In 2020, the Land Bank signed a Memorandum of Understanding with RUPCO, Inc. to carry out a redevelopment project in the downtown area of the Village of Monticello. The application submitted to CRI Round 4.2 was approved, providing $653,031 of funding towards carrying out this project. Several offers were submitted on buildings on Broadway, and two were accepted. The project will be combined with the Monticello Manor project, resulting in a tax credit project through the State’s Office of Housing and Community Renewal, created over 70 affordable housing units in the Village of Monticello. An application is anticipated to be submitted in Summer 2022 with construction starting in Spring 2023.

Strong Building – 430 Broadway
This property was acquired in October 2020 and the Land Bank worked to secure and stabilize the building to ensure it will be a contributing building to the redevelopment project. The Land Bank worked with the Village to obtain an Engineer Report from Clapper Engineering and set up quarterly inspections to ensure the building remains safe during pre-development. Stabilization drawings were created by Clapper and the Land Bank contracted with ERSI, Inc. to install shoring inside the building to further secure and stabilize the building.

Key Bank Building – 418 Broadway
A purchased and sales agreement was negotiated with Key Bank and RUPCO for the acquisition of this property and a down payment of $60,000 was spent to add this property to the Redevelopment project. The Land Bank was able to leverage EPA Assessment funds from Sullivan County to conduct Environmental Site Assessments on the property. The Land Bank worked with RUPCO on the due diligence required to ensure successful acquisition of the building by the February 2022 deadline stipulated in the Purchase and Sale Agreement. This property acquisition was subsidized by the CRI 4.2 funding, along with the Strong building above.
**Monticello Manor**

The Land Bank continued to work on the redevelopment plan and disposition path for the Monticello Manor with the Kearny Development Group. The EPA Remediation Grant that was approved in 2020 is being implemented. The Land Bank contracted with BRS, Inc. and is working with the developer to create the scope of work to leverage State Brownfield Tax Credits. The Land Bank will work to remediate the site in 2022, prior to disposition to the Developer. This combined project will result in activating three large vacant properties in the Village of Monticello.

**Broadway Theater**

The Broadway Theater was acquired in December 2020 and the Land Bank spent most of 2021 teeing it up for project planning for a redevelopment plan. A Consolidated Funding Application was submitted to New York State seeking funds to develop a Feasibility Operating Plan and to stabilize the structure and repair the roof by developing construction documents. However, the only funding approved was for the Operating Plan by Empire State Development. The Land Bank also used some of the CRI Round 4 funding to do some minor stabilization on the property while we develop a revitalization plan. The former Broadway Theatre on Broadway in Monticello was identified as a priority project in the Grow the Gateways Strategic Plan for the Thompson/Monticello Gateway Corridors (2017) for Increasing Vibrancy & Activity by recruiting and facilitating Arts, Culture and Communities activities downtown by facilitating the restoration of the Broadway Theater. Its potential to be reused for entertainment purposes along with its downtown location on Broadway makes it a high priority redevelopment opportunity. The Land Bank will be busy convening stakeholders to develop the Feasibility Operating Plan in 2022 and identifying further resources to re-activate this community theater.

**Monitoring**

The Land Bank continued to monitor properties sold to date, however due to the ongoing Covid pandemic, monitoring has been limited. Monitoring plans have been developed for all properties sold and staff are doing their best to monitor properties. The Land Bank intends to monitor these properties to ensure the redevelopment plans associated with their sales is completed in a timely manner (delays associated with Covid have been given) and properties are renovated.
VIII. Funding
The Sullivan County Legislature annually contributed $100,000 since FY2017, however due to Covid-19, this funding was cut in 2020 and 2021. The Land Bank submitted a Consolidated Funding Application in May 2021 to redevelop the Broadway Theater as described above, but only received an award of $53,690 from ESD to do a portion of the overall proposed project. This was the only grant funds awarded during 2022 to the Land Bank.

In 2021, the Land Bank closed out and drew down the remaining funds from LISC for the CRI Round 3 funding. The Land Bank also drew down $556,903 from Enterprise from the Round 4 funds, leaving a balance of $381,309 to be drawn down in 2022 and out that close grant. The EPA Brownfield Remediation grant that was awarded in 2020 was kicked off and work with the consultant has been ongoing to complete the remediation work at Monticello Manor. A total of $9,048 was drawn down from this $500,000 grant in 2021.

IX. Financial Activity
The following represents the general profit and loss for Fiscal Year January 1 – December 31, 2021:

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<thead>
<tr>
<th>Direct Income</th>
<th>Expenses</th>
</tr>
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<tbody>
<tr>
<td>Enterprise CRI #4/4.2</td>
<td>Cost of Goods Sold</td>
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<tr>
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<td>$173,324</td>
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<tr>
<td>NYS LISC Zombie 2.0</td>
<td>Insurance</td>
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<td>USEPA Brownfields</td>
<td>Professional Services</td>
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<td>Sullivan Renaissance</td>
<td>In-kind Personnel</td>
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<td>$42,957</td>
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<td>Property Sales</td>
<td>Taxes &amp; Licenses</td>
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<td>$19,737</td>
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<tr>
<td>In-Kind Support</td>
<td>Office Expenses &amp; Marketing</td>
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<td>County Staff &amp; Travel</td>
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<td>Dues</td>
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<tr>
<td>Total Income</td>
<td>Depreciation</td>
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<td>$487</td>
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<td></td>
<td>Travel &amp; Conferences</td>
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<tr>
<td></td>
<td>$219</td>
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<tr>
<td></td>
<td>Total Expenses</td>
</tr>
<tr>
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<td>$358,976</td>
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</tbody>
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Total Income $681,044

X. Additional Information
For more information on the Sullivan County Land Bank Corporation please visit the website at: www.sullivancountylandbank.org