

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
George Nikolados, Treasurer
Anna Milucky, Secretary

Jill M. Weyer, Executive Director

Nancy Buck
Julian Dawson
Vicky Ferguson
Susan Harte
Alan Sorensen
Ira Steingart



MINUTES
Board Meeting
October 19, 2022

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Anna Milucky, Vicky Ferguson, Susan Harte, Nancy Buck, Ira Steingart, and Jacquie Leventoff (8:07)

ON ZOOM: No one

ABSENT: George Nikolados, Julian Dawson, and Alan Sorensen

OTHERS PRESENT: Jill Weyer and Shannon Silento

I. Call to Order / Roll Call

The meeting was called to order at 8:05am

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

A motion was made by Milucky, seconded by Buck, to approve, with Eisenberg making a motion to amend minutes to remove Zoom participation by Jill, with all present approving the minutes of the September 21, 2022 meeting.

IV. Resolutions

RESOLUTION TO ADOPT THE 2023 BUDGET

WHEREAS, the State of New York Authorities Budget Office requires the Sullivan County Land Bank Corporation to adopt an annual budget for reporting purposes by November 1st; and

WHEREAS, a draft 2023 Budget was presented to the Board.

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

1. The 2023 Budget, attached hereto as Exhibit A, is adopted;
2. This Resolution shall take effect immediately.

Moved by Ferguson, seconded by Buck, to approve as amended increasing County contribution to \$300K with all remaining present carried and declared duly adopted by a vote of 6 Ayes, 0 Nays.

RESOLUTION TO APPLY FOR GRANT FUNDING THROUGH THE NEW YORK STATE LAND BANK INITIATIVE – PHASE 2

WHEREAS, the New York State Office of Homes and Community Renewal recently awarded Phase I funding for the Land Bank Initiative to fund Land Bank Operations totaling \$200,000 per year for 3 years; and

WHEREAS, additional funding is being made available for capital projects in a Phase 2 program; and

WHEREAS, an application would be submitted for funds to assist with funding to carry out the mission of the Land Bank.

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

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the Phase 2 Land Bank Initiative and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Buck, seconded by Ferguson, to approve, with all remaining present carried and declared duly adopted by a role of the board on a vote of 6 Ayes, 0 Nays.

V. Discussion

Strategic Plan & Board Retreat: Jill reviewed the proposal received from czb, llc to do a Strategic Plan for the Land Bank. Given the amount, it was suggested to do a formal RFP for responses. While the proposal was under the threshold but would still be wise to see what else is out there. Jill will send out proposal. Jill will work to get that out and the Board Retreat will be planned to kick-off the Strategic Plan process.

2022 Foreclosure: Nancy informed the Board that the buyback period ends on November 1st and gave a reminder to put a resolution on for the County to withdraw those properties from the Auction. Jill will work on this.

Other Board Discussion – Jill discussed the RFP that is out for 91 Chestnut Street in which we are looking for Developers. The Board discussed other opportunities to spread the word about the opportunity. Shannon offered to promote the property on social media to various platforms. The other RFP is out for Legal services and we have received one to date but proposals aren't due until November. Jill and Susan gave an update on the USPS lease and to make sure it financially benefits the Land Bank and not the broker. Jill also gave an update on the interest from Larry Steiger for the North Delaware Ave properties in Liberty and the potential for creating a park there since there is no water/sewer/road infrastructure and the development costs may be prohibitive. There may be an opportunity to apply to Sullivan Renaissance for grant funds to assist in a redevelopment plan for passive recreation and outdoor space.

VI. Public Comment – None received

VII. Adjournment

The meeting was adjourned at 8:59 am upon a motion by Milucky, seconded by Ferguson, with all present approving.