

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

February 16, 2022

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg

ON ZOOM: Jacquie Leventoff, George Nikolados, Anna Milucky, Vicky Ferguson, Sims Foster, Susan Harte, Ira Steingart and Julian Dawson (8:10)

ABSENT: Nancy Buck and Alan Sorensen

OTHERS PRESENT: In Person: Jill Weyer

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:05 am

II. Approval of Bills to Pay

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

III. Approval of Minutes – January 19, 2022

A motion was made by Harte, seconded by Ferguson, with all remaining approving the minutes presented.

IV. Resolutions

RESOLUTION TO ENTER INTO CONTRACT FOR ACCOUNTING SERVICES

WHEREAS, a letter of agreement was received from Bowers & Company to continue accounting services for the Land Bank at a rate of \$1,050 per month to provide monthly accounting and bill payments, including preparation of financial statements and reports for monthly board meetings; and

WHEREAS, the Land Bank's Board of Directors believes that it is not prudent or appropriate, at this time, 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 Accounting Services with Bowers because they are the only potential contractor with the skill, experience and capacity at this time to provide these necessary services, as they currently provide these services to six other Land Banks in the State and have the experience and knowledge needed to efficiently and effectively administer these services; and

WHERE, due to staff capacity at the County this would be an effective use of Land Bank funds;
and

WHEREAS, in the meantime we will prepared a request for proposals to identify local accountants who can provide these services to assist the Land Bank.

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

1. Jill M. Weyer, Executive Director is authorized to enter into an Agreement for Accounting Services with Bowers & Company CPAs PLLC for an amount not to exceed Twelve Thousand (\$6,000) dollars;
2. This Resolution shall take effect immediately.

Moved by Ferguson, seconded by Leventoff, and put to a vote, all present carried and declared duly adopted by a role of the board on a vote of 9 Ayes, 0 Nays.

RESOLUTION TO ENTER INTO CONTRACT WITH AEA CONSULTING FOR THE BROADWAY THEATER FEASIBILITY PLAN

WHEREAS, the Sullivan County Land Bank Board solicited proposals for the 2021 CFA Application for the Broadway Theater to conduct a Feasibility Study and Operating Plan; and
WHEREAS, a proposal was received from AEA Consulting to complete the plan for \$54,690; and
WHEREAS, the Land Bank was successful in receiving a \$54,690 grant from Empire State Development to complete the plan; 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 consulting services as required by the ESD grant;

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

1. Jill M. Weyer, Executive Director is authorized to enter into an Professional Agreement with AEA Consulting for an amount not to exceed \$54,690, as outlined in their proposal;
2. This Resolution shall take effect immediately.

Moved by Milucky, seconded by Ferguson, and put to a vote, all present carried and declared duly adopted by a role of the board on a vote of 9 Ayes, 0 Nays.

RESOLUTION TO AWARD REALTOR SERVICES FOR LAND BANK PROPERTIES TO

WHEREAS, proposals were solicited from realtors to act as our Agent of Record for a 6-month period to represent us in all new transactions, 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 a 6-month period with Heather Quaintance.;
2. This Resolution shall take effect immediately.

Moved by Leventoff, seconded by Milucky, and put to a vote with Susan Harte abstaining, all remaining present carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

V. Discussion

No formal discussions presented. Jill gave a brief update on projects.

VI. Public Comment

No public comments received

VII. Adjournment

The meeting was adjourned at 8:39am upon a motion by Milucky, seconded by Leventoff, with all present approving.