

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

May 18, 2022

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg

ON ZOOM: Jacquie Leventoff (8:09), George Nikolados, Anna Milucky, Nancy Buck (8:06), Julian Dawson, Vicky Ferguson, Sims Foster (8:04), Susan Harte, Ira Steingart (8:10), Sean Wall Carly (8:37)

ABSENT: Alan Sorensen

OTHERS PRESENT: In Person: Jill Weyer

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg at 8:02am

II. Approval of Bills to Pay

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

III. Approval of Minutes

A motion was made by Ferguson, seconded by Nikolados, all present approved the minutes of the April 20, 2022 meeting.

IV. Resolutions

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY

WHEREAS, New York Not-For-Profit Corporation Law §1609(d) authorizes the Sullivan County Land Bank Corporation, Inc. ("Land Bank") to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-For-Profit Corporation Law §1605(i)(5) requires that a sale of real property be approved by a majority vote of the Board of Directors; and

WHEREAS, the Land Bank's Disposition Policy permits the Land Bank to dispose of property for less than fair value by negotiation when the disposal is within the mission, purpose, or governing statute of the Land Bank, subject to obtaining such competition as is feasible under the circumstances; and

WHEREAS, all disposals of Land Bank property must be made to qualified buyers pursuant to the Property Disposition Policy; and

WHEREAS, the Land Bank owns certain parcels of real property situated in the County of Sullivan, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Land Bank Disposition Advisory Group, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the Land Bank sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the Land Bank Disposition Advisory Group has determined that each Buyer is a qualified buyer; and

WHEREAS, the Land Bank has obtained such competition as is feasible under the circumstances for each Property by advertising the Property on its website, listing the Properties on MLS by licensed real estate brokers, and conducting adequate outreach; and

WHEREAS, as each Buyer's plans are consistent with the mission, purpose and governing statute of the Land Bank, the Property Disposition Policy permits the Land Bank to sell each Property to the corresponding Buyer by negotiation; and

WHEREAS, if any Property is being disposed of for less than fair market value, the Board of Directors (the "Board") has considered the information in the Property Disposition Policy and has determined that there is no reasonable alternative to the proposed transfer that would achieve the same purpose of the transfer; and

WHEREAS, the Land Bank desires to sell each Property to the corresponding Buyer identified on the Properties List at, or substantially at the offer price set forth on the Properties List.

NOW, THEREFORE, BE IT RESOLVED BY THE SULLIVAN COUNTY LAND BANK CORPORATION AS FOLLOWS:

1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.
2. The Members of the Board hereby authorize the Land Bank to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to negotiate the final sale price of each property within a 5% increase or decrease of the offer price and to enter into a Purchase & Sale Agreement with the Land Bank as seller and the Buyer as buyer with respect to each Property. Each Agreement will be approved in form and content by the Land Bank counsel.
3. The Land Bank Executive Director is hereby authorized and directed to execute all documents on behalf of the Land Bank which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.
4. The other officers and agents of the Land Bank are hereby authorized and directed for and in the name and on behalf of the Land Bank to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.
5. This Resolution shall take effect immediately.

SCHEDULE A

Address	Village / Town	SBL	Buyer	Offer Price
39-45 High Street	Monticello	112.-1-3	Shane Jones	\$150,000

Moved by Ferguson, seconded by Nikolados, and put to a vote with all remaining present carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO EXECUTE INCENTIVE PROPOSAL WITH EMPIRE STATE DEVELOPMENT FOR THE BROADWAY THEATER FEASIBILITY PLAN

WHEREAS, the Sullivan County Land Bank Board submitted a 2021 Consolidated Funding Application for the Broadway Theater; and

WHEREAS, the Land Bank was successful in receiving a \$54,690 grant from Empire State Development (ESD) to conduct a Feasibility Study and Operating Plan; and

WHEREAS, an Incentive Proposal was received from ESD outlining the grant obligation; and

WHEREAS, the Land Bank’s Board of Directors believe it is in the best interest of the Corporation to enter into an agreement for 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 execute the Incentive proposal with ESD, upon review and approval by Land Bank counsel;
2. This Resolution shall take effect immediately.

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

V. Discussion

NYCOM / NYLBA Conference – Jill mentioned the upcoming conference and extended the invite to have additional board members attend. Jill will be presenting on Brownfield Redevelopment in a rural community.

Financial Disclosure Forms – Jill reminded everyone to get their Financial Disclosure forms back to Annie ASAP to be in compliance.

Fallsburg Pilot project – Jill and Nancy mentioned they had spoken with Deputy Supervisor Sean Wall-Carty on having the land bank work on properties in Fallsburg. Sean explained his interest to the Board and what he envisioned this help could look like to work on workforce housing opportunities in the town. Vicky wanted to make sure we were strategic and focused on blighted properties and were consistent in our approach. Nancy discussed the delays associated with the auction, but once properties are available for review, Jill will review the list and prepare a prioritized list for review by the Board.

General Discussion - Jill mentioned upcoming sales of properties and the need for cash flow. She also gave an update on bringing both Jaime from the Chamber and Ariel from DVAA to the Key Bank building to get input and interest to hold pop ups or have seasonal use of the building until RUPCO takes over. Jill also gave an update on meeting with John LaValle, a realtor, to look at 91 Chestnut and get his opinion and input on marketing the property. Also, the CFA window is open, so we will look to either re-apply for the same as last year or look to other projects. A resolution will be presented next month to confirm application.

VI. Public Comment

No public comments received other than from Sean Wall-Carty, identified above.

VII. Adjournment

The meeting was adjourned at 8:42am upon a motion by Buck, seconded by Leventoff, with all present approving.