

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
Hybrid Format: In-Person and via ZOOM
August 17, 2022

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Jacquie Leventoff & Nancy Buck
ON ZOOM: George Nikolados, Anna Milucky, Vicky Ferguson, Susan Harte & Ira Steingart
ABSENT: Julian Dawson & Alan Sorensen
OTHERS PRESENT: Zoom: Jill Weyer

I. Call to Order / Roll Call

The meeting was called to order at 8:00am

II. Approval of Bills to Pay

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

III. Approval of Minutes

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

IV. Resolutions

RESOLUTION TO REQUEST PROPERTIES TO REMOVE FROM THE 2022 COUNTY FORECLOSURE ACTION

WHEREAS, certain foreclosed properties are being auctioned off by the County as part of the 2022 Foreclosure process; and

WHEREAS, there are seven properties identified that are near or adjacent to existing Land Bank parcels and therefore would be a targeted request during these uncertain times, and

WHEREAS, the Division of Family Services has offered to assist with relocating occupants to safe residencies similar to the process used for 20 Orchard Street last year.

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

1. The following parcels, outlined on Schedule A below, be requested to be removed from the Sullivan County tax foreclosure auction and transferred to the Land Bank for redevelopment and if approved by the County, a resolution to accept title to the parcels will be presented to the Board; and
2. This Resolution shall take effect immediately.

ADDRESS	LOCATION	SBL #
4704 State Route 55	Bethel	8.-1-59

389 Ferndale-Loomis Road	Liberty	36.-1-26.2
975 & 977 State Route 55	Fallsburg	20.-1-35.1
20 Maple Ave. N.	Fallsburg	19.-10-8
557 Thompson Rd.	Thompson	15.-1-43
21 Hoover Ave.	Thompson	31.-1-71
8205 State Route 55	Neversink	25.-1-30

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

V. Discussion

91 Chestnut Street – Jill has shown the property numerous times but we have only received one application to date. A meeting was held with Freda, Jacquie, Jill and the applicant to discuss the application in further detail. Ira expressed concern that the present application goes against our mission of creating affordable homeownership. It was suggested that we get an appraisal on the property to determine the value and the anticipated tax benefit of returning this property to the tax rolls. It is recommended that the Acquisition/Disposition group hold off for now on making a decision until all avenues are explored for the best community use/need. There was discussion of whether a PILOT or Tax Agreement is possible. Nancy opined that if an agreement is used, that all taxing jurisdictions be included. There was a question if the IDA could work with us on this but Ira mentioned it’s a deviation from their standard. Vicky expressed concern for the Cost/Benefit of leaving the property vacant versus getting it into some use. George suggested putting it on the market for a minimum of \$100,000 to see what other offers may come in. Freda also discussed the need to remove the artifacts prior to sale depending on the end use. It was recommended that we explore possible terms and/or counteroffer, as well as an RFP process to ensure transparent process and to compare applications equally. Jill will also speak to RUPCO about combining this with other multi-family projects in the works.

RUSSt Funds & Foreclosures - Freda reviewed the list that we received from Nancy’s office of the properties that the County was concerned about taking title too. Of the twelve properties reviewed (handout available), it was decided to request 7 properties to be pulled from the County foreclosure process. The seven properties were pulled via resolution above. Freda and Nancy will discuss at the Legislative meeting and a resolution will be drafted.

RFP Legal – Jill expressed interest in issuing another RFP for legal services as it’s been 5 years since the last one. Similar to the audit RFP that was just re-issued. Jill will work to update and issue.

VI. Public Comment – No public comment.

VII. Adjournment

The meeting was adjourned at 9:05 am upon a motion by Milucky, seconded by Nikolados, with all present approving.