

	 <p>SULLIVAN COUNTY LAND BANK CORPORATION</p>	
Jill Weyer, Chair		Nancy Buck
Jacque Leventoff, Vice Chair		Julian Dawson
George Nikolados, Treasurer		Vicky Ferguson
Anna Milucky, Secretary		Susan Harte
		Nicholas Salamone
		Matt McPhillips
		Heather Brown

MINUTES
Board Meeting
April 25th, 2024

BOARD MEMBERS:

IN ATTENDANCE: Jacque Leventoff, Anna Milucky, Nancy Buck, Julian Dawson, Matt McPhillips, Susan Harte, Heather Brown, Vicky Ferguson, George Nikolados

ON ZOOM: Jill Weyer

ABSENT: Nicholas Salamone

OTHERS PRESENT: Serra McDowall

I. Call to Order / Roll Call

The meeting was called to order at 9:07 AM.

II. Approval of Bills to Pay

A motion was made by Milucky, seconded by Brown, all present approved the bills.

III. Approval of Minutes

A motion was made by Brown, seconded by Harte, to approve, with all present approving the minutes of the March 28, 2024 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
8205 State Route 55	Neversink	25.-1-30	Lori and Mike Mickelson	\$15,500 with \$5,000 from RuST

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 9 Ayes, 0 Nays.

RESOLUTION TO SET THE 2024 MEETING SCHEDULE FOR THE BOARD MEETINGS

WHEREAS, in reviewing attendance and schedule of previous years, it is recommended that monthly meetings occur on the Last Thursday of the month at 9 AM

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

1. A legal notice will be issued to set the 2024 meeting schedule.
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 9 Ayes, 0 Nays.

RESOLUTION ELECTING OFFICERS AND COMMITTEE MEMBERS

WHEREAS, the Sullivan County Land Bank Corporation is a not-for-profit corporation duly organized and validly existing under the laws of the State of New York; and

WHEREAS, in accordance with the Bylaws of the SCLBC, the Board of Directors (the "Board"), has elected officers and committee members to serve until the Board's next Annual Meeting.

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

1. The Board hereby elects the following persons to the offices set forth opposite their names until their successors are elected and assume office:

Name Office

Jill Weyer, Chair

Jacque Leventoff, Vice Chair

Anna Milucky, Treasurer

Julian Dawson, Secretary

2. The Board hereby elects the following persons to the Audit Committee to serve until their successors are elected:

1. Nancy Buck
2. Vicky Ferguson
3. Jill Weyer

3. The Board hereby elects the following persons to the Governance Committee to serve until their successors are elected:

1. George Nikolados
2. Jacque Leventoff
3. Heather Brown

4. The Board hereby elects the following persons to the Finance Committee to serve until

their successors are elected:

1. Anna Milucky
2. Heather Brown
3. Nancy Buck

5.The Board hereby elects the following persons to the Personnel Committee to serve until their successors are elected:

1. Matt McPhillips
2. Jacquie Leventoff
3. George Nikolados

6.The Board hereby elects the following persons to the Acquisition and Rehab Advisory Board to serve until their successors are elected:

1. Matt McPhillips
2. Jacquie Leventoff
3. Vicky Ferguson
4. Anna Milucky
5. Jill Weyer

Moved by Milucky, 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 9 Ayes, 0 Nays.

V. Discussion/Updates

1. Discussed with the board the status of 557 and the upcoming eviction and the next steps for this property.
2. Spoke about the application from the Town of Thompson for RESTORE NY for the Broadway Theater and the possibility of having someone restore the chairs from the theater prior to clean out starting.
3. Spoke about listing High Street and at which price we should be listing it at.

Public Comment

No public were present.

VI. Adjournment

The meeting was adjourned at 10:07 by a motion of Dawson and seconded by Buck, with all present approving.