

		
Jill Weyer, Chair		Heather Brown
Jacque Leventoff, Vice-Chair		Nancy Buck
Anna Milucky, Treasurer		Vicky Ferguson
Julian Dawson, Secretary		Susan Harte
		Gordon Jenkins
		Matthew McPhillips
		Nicholas Salomone

Board Meeting Minutes February 27th, 2025

Board Members:

In Attendance: Jill Weyer, Jacque Leventoff, Heather Brown, Vicky Ferguson, Susan Harte, Gordon Jenkins, Nicholas Salomone

On ZOOM: N/A

Absent: Anna Milucky, Julian Dawson, Nancy Buck & Matthew McPhillips

Others Present: Faith Moore, Symone-Jewel Quinones, Gabriella Nolan

I. Call to Order / Roll Call

The meeting was called to order at 9:04 AM.

II. Approval of Bills to Pay

<i>VENDOR</i>	<i>AMOUNT</i>
Deluxe Small Business	\$601.04
Jeff Bank	\$10.00
ZOOM	\$15.99
Lee & Mason Financial Services, Inc.	\$2,486.31
P.N. Fire & Burglar Alarm Company	\$45.00
River Realty Services, Inc.	\$2,805.00
Brownfield Redevelopment	\$442.00
Jacobowitz & Gubits	\$315.50
Riggs Plumbing & Heating Services	\$470.00
Blear Bear Fuel	\$432.51
Total for 1000 Checking	\$7,622.85

A motion was made by Vicky Ferguson, seconded by Heather Brown, all present approved of the bills.

III. Approval of Minutes

A motion was made by Heather Brown, seconded by Jacquie Leventoff, all present approved the minutes of January 30th, 2025.

IV. Discussion / Presentations

1. Annual Meeting and election of Officers:

The Village of Monticello has appointed Gordon Jenkins as its new representative to the Sullivan County Land Bank Board.

A motion was made by Heather Brown, seconded by Nicholas Salomone, all present approved.

2. LIRO Contract Approval:

The board approved the contract with Liro for conducting an Asbestos-Containing materials (ACM) study at Monticello Manor. Should the study reveal contamination, available grant funds may be utilized for the property’s demolition.

A motion was made by Jacquie Leventoff, seconded by Heather Brown, all present approved.

3. Black Library & Broadway Project Updates:

The Black Library and Broadway Project is progressing steadily. The team is currently revisiting project plans and exploring new bids from local contractors, as previous estimates from other firms were determined to be excessively high and not feasible.

4. Approval of LBI Phase 2 Extension:

The extension of LBI Phase 2 was approved, extending the project timeline through December 2025.

5. Selection of 4 Properties for Development:

Four properties have been selected for development: two properties in Monticello, located on Park Avenue and Spring Street, and two properties in Liberty on Pinehurst Drive. A Request for Proposals (RFP) has been issued to contractors, and responses indicating interest are currently pending.

V. Resolutions

- Yays (0), Nays (0), Abstaining (0)

VI. Public Comment

No public were present

VII. Adjournment

The meeting was adjourned at 9:40 AM, a motion made by Heather Brown, seconded by Susan Harte, all present approved.