

MINUTES
Board Meeting
August 8th, 2017

BOARD MEMBERS:

IN ATTENDANCE: Nancy Buck, Freda Eisenberg, Jacquie Leventoff, Josh Potosek, David Sager, Alan Sorensen, Ira Steingart, Terri Ward

ABSENT: David Sager, Ron Stabak

OTHERS PRESENT: Jill Weyer

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair, at approximately 8:30 a.m.

II. Approval of Minutes

A motion was made to approve the minutes of the July 11th, 2017 meeting minutes by Steingart and seconded by Potosek and the were approved by all listed above as in attendance, with the exception of Sorenson who joined the meeting at 8:47.

III. Chairman's Report and Discussion

Eisenberg reported that SCLBC may be eligible for free legal assistance from the Albany Law School Rural Law Initiative, and suggested they might be helpful in completing the roster of board policies. An RFQ for legal services is still needed, and was distributed to the Board.

She provided an update on the July site visit to the County from the LISC team administering the Attorney General's CRI (Community Revitalization Initiative) grants conducted. The group toured the villages of Monticello and Liberty, conducting drive-bys of the SCLBC target properties. SCLBC progress was reviewed and issues discussed, in particular insurance costs. LISC noted that a number of the other, smaller land banks were facing similar situations.

Steingart reported that he sought a professional opinion on the Brown & Brown pricing proposal reviewed at the last meeting and confirmed that the coverage was comprehensive and the pricing was what would be expected.

Eisenberg noted that the NYS Land Bank Association had a committee exploring the issue of whether and how to reduce insurance costs for the smaller land banks, and LISC was also doing some research. The initial suggestion from LISC was to address the demolition of County-owned properties prior to their transfer to the land bank. More information on

this potential strategy is needed, including whether it would actually reduce land bank insurance costs because the minimums would still apply to the remaining properties targeted for rehabilitation.

Steingart that suggested that if demolition were conducted under County ownership, any increased insurance costs could be charged to the County's funding commitment.

Ward asked whether the application was submitted to acquire the D&O policy. Eisenberg confirmed this was the case.

Buck suggested following up with the Binghamton land bank because she had heard they demolished five properties recently. Jill Weyer added that the Troy land bank focused on demolition at their start up and suggested they would be good to contact for information as well.

Buck then mentioned that her office had issued an RFP for demolition work prior to the land bank formation and received one response. Eisenberg asked to see the RFP in order to adapt it for SCLBC use. Discussion followed regarding SCLBC next steps, prioritizing the demolition of the High Street properties. Suggestions were made regarding working with the Village to address issues all along High Street, replicating the "block blitz" approach recently taken on Cottage Street, and about communicating any upcoming work and improvements to the community and the greater public.

Eisenberg and Weyer mentioned that environmental assessments might be covered as part of the EPA brownfields assessment grant. Buck asked about timing and was told the County was awaiting the completed grant documents from EPA. The Board acknowledged that while use of the EPA grant could stretch SCLBC funding, aligning project schedules may be an issue.

Several board members asked for the list of properties that were held from the recent County auction. Eisenberg said she would recirculate the memo detailing the properties and anticipated use (i.e. rehab or demo). The Board agreed on the following next steps to be taken over the next month:

- Continue research on options for reducing insurance costs.
- Engage both villages in providing building inspection and code enforcement resources to conduct an initial assessment of the SCLBC target properties for acquisition.
- Schedule a tour of the properties for SCLBC board members in the last week of August (8/30 or 31)
- Prepare a report on the properties for the September board meeting, with the goal of facilitating SCLBC decisions on acquisition
- Create a plan for demolitions, including an RFP based on what had been issued by County and templates from other land banks

IV. Personnel Committee

Leventoff proposed that the Board go into executive session to discuss personnel matters, and was seconded by Eisenberg, with all approving. Executive session began at 9:10 on a motion by Leventoff seconded by Eisenberg and was concluded at 9:37 on a motion by Steingart, seconded by Buck, with all approving.

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting was adjourned at around 9:40 upon a motion by Eisenberg, seconded by Sorenson, with all approving.