

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
David Sager, Treasurer
Terri Ward, Secretary

SULLIVAN COUNTY
LAND BANK CORPORATION
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Nancy Buck
Josh Potosek
Alan Sorensen
Ron Stabak
Ira Steingart

MINUTES
Board Meeting
April 10, 2018

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Nancy Buck, Jacquie Leventoff, Josh Potosek(1:30), David Sager, Ron Stabak, Ira Steingart, Terri Ward, Alan Sorensen

ABSENT:

OTHERS PRESENT: Jill Weyer, Ed Homenick, Ben Gailey (by phone)

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 1:23 p.m.

II. Approval of Bills to Pay

Bills Paid:

Jacobowitz & Gubits (Feb '18)	\$ 1,452.66
Sullivan County Democrat	\$ 27.15
NYLBA Conference (Hotel, Parking & meals)	\$ 115.90
Fiverr	\$ 36.75

To Be Paid:

None Received

A motion was made by Steingart, seconded by Sager, all present approved the bills to be paid listed above.

III. Approval of Minutes – March 21

A motion was made by Steingart, seconded by Stabak, all present approved minutes from March 21, 2018 meeting.

IV. Resolutions

Jill Weyer reviewed the Status report with the Board. AECC has reviewed the demolition bids and recommended award to Gorick based on qualifications, cost and administration. Based on the budget, all nine properties can be demolished resulting in a 5% discount on the bid.

RESOLUTION TO AWARD DEMOLITION BIDS (B-18-1) AND ENTER INTO CONTRACT FOR DEMOLITION SERVICES

WHEREAS, bids were publicly solicited and have been received from respondents and reviewed and qualified by AECC, including a bid from Gorick Construction for Demolition Services (B-18-1) for up to nine residential properties in the amount of \$282,625, which is the lowest bid price in conformance with the bid requirements; and

WHEREAS, the Land Bank's Board of Directors believe it is in the best interest of the Corporation to accept such bid and enter into contract for Demolition projects for all 9 properties, which also provides a discount off of the bid price; and

WHEREAS, the Board has reviewed the short environmental assessment form and is familiar with the buildings testing and surveys, all work shall be properly carried out in accordance with law and AECC will act as construction manager, and no adverse environmental impacts have been identified and, therefore, the Board determines that there will be no significant adverse environmental impact caused by demolition and removal of the buildings and related work.

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

1. Freda Eisenberg, Chairman is authorized to enter into contract for Demolition services with Gorick Construction for an amount not to exceed \$282,625 plus an additional \$1,000 for each basement tank that is found and removed by Gorick Construction;
2. This Resolution shall take effect immediately.

Moved by Steingart, seconded by Ward, put to a vote with all present, unanimously carried and declared duly adopted by a role of the board on March 21, 2018.

V. Old Business

Application – A final draft of the application was handed out for review and additional feedback was obtained. Additional additions to be made: Preference will be given to residents of Sullivan County. Generalize ownership of any real property and tax history, not just specific to Sullivan County. Provide link to HUD income limits. With these changes made a resolution was presented to formally accept the application.

RESOLUTION TO ADOPT PROPERTY PURCHASE APPLICATION

WHEREAS, the Sullivan County Land Bank Corporation has created an application for the purchase of land bank property; and

WHEREAS, the above changes will be made as requested by the Board.

NOW, THEREFORE, BE IT RESOLVED, the Sullivan County Land Bank Corporation adopts the Property Purchase Application for disposition of Land Bank property.

Moved by Sager, seconded by Sorensen, put to a vote, unanimously carried and declared duly adopted by a role of the board on March 21, 2018.

VI. New Business

1. PR & Marketing

Additional discussion on how to market land bank properties and how to get the word out on the corporation was had by the Board. Jill will follow up with Dan Hust to assist with setting up a press conference to coincide with the demolition projects.

2. 2018 Foreclosures

Nancy expressed concern on discussing any properties prior to the April 20th deadline, so the discussion was tabled and will be added to the next meeting's agenda.

VII. Executive

A motion was made by Steingart, seconded by Ward to go into Executive Session to discuss personnel at 2:25. A motion was made by Eisenberg, seconded by Ward to come out of Executive at 3:40.

VIII. Public Comment

No public comment was made.

IX. Adjournment

The meeting was adjourned at 3:40 upon a motion by Steingart, seconded by Ward, with all present approving.