

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
Vacant, Treasurer
Terri Ward, Secretary



Nancy Buck
Josh Potosek
Alan Sorensen
Ira Steingart

MINUTES
Board Meeting
August 16, 2018

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Nancy Buck, Jacquie Leventoff, Josh Potosek, Ira Steingart, Terri Ward, George Nikolados (by phone)

ABSENT: Pete Gozza, Alan Sorensen

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

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:35am.

II. Approval of Bills to Pay

Paid:

Jacobowitz & Gubits (June '18)	\$ 879.65
Collier Construction	\$ 4,120.00
Keystone (R-17-5 – Structural)	\$ 7,590.00
Keystone (R-17-5 – Env't Testing)	\$ 17,733.22
Keystone (Q-17-4 – Phase 1)	\$ 7,800.00
NYS Dept. of Law (CHAR410 Filing)	\$ 25.00

To Be Paid:

Jacobowitz & Gubits (July '18)	\$ 634.25
Waschitz Pavloff CPA LLP (May '18)	\$ 565.00
Hanover Insurance Group	\$ 1,764.00
Gorick Construction Co., Inc.	\$116,400.00

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

III. Approval of Minutes – July 12, 2018

A motion was made by Buck, seconded by Leventoff, all present approved minutes from July 12, 2018 meeting.

IV. Resolutions

RESOLUTION TO ACQUIRE PROPERTIES IN THE VILLAGE OF MONTICELLO FROM BARBARA BERGER

WHEREAS, the Board received a request to acquire the following properties in the Village of Monticello, Town of Thompson as identified below; and

Tax ID	Street Name	Municipality
30.-2-16	Park Ave	Thompson
119.-7-8.1	Bailey Ave	Monticello
119.-7-8.2	Bailey Ave	Monticello
119.-8-3	Bailey Ave	Monticello
119.-6-19.3	Edward Ave	Monticello
119.-2-5	Morris Dr	Monticello
119.-5-13	Morris Dr	Monticello
119.-6-19.1	Park Ave	Monticello

WHEREAS, a Phase I Environmental Site Assessment was completed on the properties and no adverse concerns were raised in the report; and

WHEREAS, properties would be donated at no cost to the Land Bank except for the Title Insurance policy and legal work, subject to completion of due diligence; and

WHEREAS, acquisition of the properties will not have a significant adverse impact on the environment.

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

1. The Board hereby authorizes the acquisition of the above properties, subject to the completion of due diligence.
2. The Board also hereby authorizes, Freda Eisenberg, Chair, to sign any and all necessary documents to acquire said properties.
3. This Resolution shall take effect immediately.

Moved by Buck, seconded by Potosek, put to a vote with Gozza and Sorensen absent, carried and declared duly adopted on a vote of 7 ayes, 0 nays.

RESOLUTION TO APPLY FOR THE LAND BANK COMMUNITY REVITALIZATION INITIATIVE ROUND 3 GRANT

WHEREAS, Enterprise is dedicating additional funding to support Land Banks with funds coming from a bank settlement negotiated by the New York Stat off of the Attorney General and has release a Request for Applications (RFA) for Community Revitalization Initiative Round 3 funding; and

WHEREAS, an application would be submitted to continue the efforts of the Land Bank to apply for the maximum funding request of \$2,000,000 with no match requirement from the Land Bank.

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

1. Freda Eisenberg, Chairman, is authorized to execute any and all documents necessary to apply for the Community Revitalization Initiative Round 3 grant program and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Buck, seconded by Steingart, put to a vote with Gozza and Sorensen absent, carried and declared duly adopted on a vote of 7 ayes, 0 nays.

V. New Business

A brief discussion and recap on the Board Retreat was had. Jill will work to type up notes and rework the Mission Statement from board retreat feedback.

VI. Old Business

Additional discussion was had on the 2018 foreclosures, and the Super/Trump Bid land bank's can utilize. Ben will research the how it works and whether it would be an advantage to the Land Bank for certain parcels.

The Housing Summit was rebranded the Housing Roundtable and will take place on Tuesday September 25th from 9-12. Also Sullivan Renaissance will be holding the Municipal Forum on Wednesday September 26th.

VIII. Executive Session

A motion was made by Ward, seconded by Buck to go into executive session to discuss personnel. A motion was made y Steingart, seconded by Ward to come out of executive session at 9:30.

IX. Public Comment

No Public Comment

X. Adjournment

The meeting was adjourned at 9:30am upon a motion by Buck, seconded by Steingart, with all present approving.