

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

Nancy Buck  
Josh Potosek  
Alan Sorensen  
Ira Steingart



## **MINUTES**

### **Board Meeting September 18, 2018**

#### **BOARD MEMBERS:**

**IN ATTENDANCE:** Freda Eisenberg, Nancy Buck, Jacquie Leventoff, Josh Potosek, Terri Ward, George Nikolados

**ABSENT:** Pete Gozza, Alan Sorensen, Ira Steingart

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

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#### **I. Call to Order / Roll Call**

The meeting was called to order by Freda Eisenberg, Chair at 8:41am.

#### **II. Approval of Bills to Pay**

##### **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

##### **To Be Paid:**

Jacobowitz & Gubits (August '18)	\$ 978.02
Gorick Construction Co., Inc.	\$104,225.00

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

#### **III. Approval of Minutes – August 16, 2018**

A motion was made by Buck, seconded by Leventoff, all present approved minutes from August 16, 2018 meeting.

#### **IV. Discussion on the Status Report**

- **Disposition.** The group discussed issues related to the disposition of properties. It was suggested that a broker's opinion be sought on the value of SCLBC properties and that outreach to the SC Board of Realtors be resumed. There was consensus on an 18-month clawback period for property sales.
- **Training for asbestos testing.** The idea of training SC DPW staff to conduct environmental testing was revisited. Steingart suggested that union approval might be needed.

## V. Resolutions

RESOLUTION TO APPLY TO THE COUNTY OF SULLIVAN FOR FISCAL 2019 & 2020 FUNDING

WHEREAS, the Sullivan County Land Bank has received prior funding in the amount of \$100,000 per fiscal year from the County for FY 2017 and FY 2018; and

WHEREAS, a request would be submitted to continue the efforts of the Land Bank by requesting \$100,000 for fiscal year 2019 and 2020.

NOW, THEREFORE, BE IT RESOLVED by the Sullivan County Land Bank Corporation that: Freda Eisenberg, Chairman, is authorized to execute any and all documents necessary to apply for to the SC legislature for continued funding.

This Resolution shall take effect immediately.

Moved by Eisenberg, seconded by Nikolados, put to a vote with Gozza, Steingart and Sorensen absent, carried and declared duly adopted on a vote of 6 ayes, 0 nays.

## VI. New Business

- I. A brief discussion and overview of the Mission Statement rewording. A motion was made by Buck and seconded by Leventoff with all present approving the following Mission Statement:

*The Sullivan County Land Bank's mission is to strengthen neighborhoods by mitigating blight through strategic property acquisition that will create vibrant neighborhoods, increase homeownership, stimulate economic growth and support community development by returning properties to productive use and improve quality of life.*

Monticello Manor. The need to assess, and potential for, environmental contamination at the Monticello Manor property was discussed. Weyer will reach out to EPA to make sure SCLBC would be eligible to receive funding for a Phase 2 and redevelopment plan under the County's current EPA Brownfields Assessment grant. She also reported on her conversation with the SCLBC attorney to assess the merits of creating a subsidiary for owning brownfields sites. They concluded the additional work needed to create a subsidiary would be cumbersome and the benefit of liability protection that it would provide is adequately addressed by the environmental site assessments that the land bank conducts. Additionally, a new subsidiary would need to be created for each property with environmental concerns so it is not recommended at this time.

**VII. Old Business**

The Housing Roundtable will take place on Tuesday September 25<sup>th</sup> from 9-12. Andy Masters from Enterprise will be attending and presenting on Opportunity 360 and the importance of collaboration. Board consensus was reached to pay up to \$500 for travel expenses as well as for the breakfast being served at the round table. Jacquie will also reach out to see if the Casino will comp a room for the night.

**VIII. Public Comment**

Helen Budrock from Sullivan Renaissance spoke about the upcoming Municipal Forum on Wednesday September 26<sup>th</sup> and encouraged board participation. She also introduced Juan Journey who is the new Neighborhood Revitalization Coordinator for Sullivan Renaissance who will be working with residents and communities on a block by block approach.

**IX. Adjournment**

The meeting was adjourned at 9:29am upon a motion by Ward, seconded by Leventoff, with all present approving.