

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
Joshua Potosek, Treasurer
Terri Ward, Secretary



Nancy Buck
Pete Gozza
George Nikolados
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting December 13, 2018

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Josh Potosek, Terri Ward, Alan Sorensen, Ira Steingart

ABSENT: Pete Gozza, Nancy Buck, Jacquie Leventoff, George Nikolados

OTHERS PRESENT: Jill Weyer, Kathleen Lara, Helen Budrock, and Juan Journet

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:55am.

II. Approval of Bills to Pay

Paid:

Jacobowitz & Gubits (Oct. '18)	\$ 2,574.67
New Hope Community, Inc.	\$ 210.00
Enterprise Community Partners, Inc.	\$ 146.69
NYSEG (9 Cross Street, Monticello)	\$ 12.78
Loveland	\$ 10.00
The Home Depot (Lending Library)	\$ 25.09
Dunkin Donuts (Broker Orientation Liberty)	\$ 41.02
Floyd & Bobo's (Broker Orientation Liberty)	\$ 75.79

To Be Paid:

Jacobowitz & Gubits (Nov. '18)	\$ 4,561.13
Insero & Co.	\$ 600.00
CHB Inspections (8 Balsam & 48 Yaun)	\$ 1,590.00
Wire Pro Electric (9 Cross Street)	\$ 1,250.00
Wire Pro Electric (7 Washington Street)	\$ 550.00
NYSEG (9 Cross Street, Monticello)	\$ 16.42
NYSEG (7 Washington Street, Monticello)	\$ 39.93
Tractor Supply (Trailer for Lending Library)	\$ 2,348.99

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

III. Approval of Minutes – November 15, 2018

A motion was made by Ward, seconded by Steingart, all present approved minutes from November 15, 2018 meeting.

IV. Status Report & Resolutions

RESOLUTION TO AUTHORIZE TRANSFER OF COUNTY OWNED PROPERTIES AND CHAIR TO SIGN ALL NECESSARY DOCUMENTS

WHEREAS, by County Resolution 347-18, the Sullivan County Legislature authorized the transfer of certain County owned properties defined on Schedule A below; and

WHEREAS, there is no payment or other consideration for the transfer of these properties, and

WHEREAS, in order to transfer properties to the Land Bank, documents will need to be executed.

NOW THEREFORE BE IT RESOLVED, the Sullivan County Land Bank will accept the properties, identified on Schedule A below, from the County of Sullivan and authorizes the Chair to sign any and all documents necessary to transfer the properties.

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 accept title to the properties identified in Schedule A, from the County of Sullivan, subject to the completion of SCBLC’s due diligence.
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Steingart, put to a vote with Buck, Gozza, Leventoff and Nikolados absent, carried and declared duly adopted on a vote of 5 ayes, 0 nays.

Schedule A

Address	Village	Tax Parcel	Resolution
40 Yaun Ave	Liberty	106.-3-10	347-18
48 Yaun Ave.	Liberty	106.-3-9	347-18
112 Academy St	Liberty	108.-3-3	347-18
47 School St	Liberty	108.-6-20	347-18
233 S Main St	Liberty	115.-1-3	347-18
High St	Monticello	112.-3-2.1	347-18
North of Gipson St	Monticello	115.-10-11	347-18
Spring St	Monticello	116.-2-12	347-18

RESOLUTION TO AUTHORIZE TRANSFER OF COUNTY OWNED PROPERTIES AND CHAIR TO SIGN ALL NECESSARY DOCUMENTS

WHEREAS, a resolution will be presented to the Sullivan County Legislature on December 13 to authorize the transfer of certain County owned properties defined on Schedule A below; and

WHEREAS, there is no payment or other consideration for the transfer of these properties; and

WHEREAS, in order to transfer properties to the Land Bank, documents will need to be executed.

NOW THEREFORE BE IT RESOLVED, the Sullivan County Land Bank will accept the properties, identified on Schedule A below, from the County of Sullivan and authorizes the Chair to sign any and all documents necessary to transfer the properties.

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 accept title to the properties identified in Schedule A, from the County of Sullivan, subject to the completion of SCBLC’s due diligence.
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Steingart, put to a vote with Buck, Gozza, Leventoff and Nikolados absent, carried and declared duly adopted on a vote of 5 ayes, 0 nays.

Schedule A

Address	Village	Tax Parcel
North Delaware Ave Ext	Liberty	102.-7-8.3
North Delaware Ave Ext	Liberty	102.-7-8.4
North Delaware Ave Ext	Liberty	102.-7-8.5
North Delaware Ave	Liberty	102.-7-8.6
North Delaware Ave Ext	Liberty	102.-7-8.7
North Delaware Ave	Liberty	102.-7-8.8
North Delaware Ave Ext	Liberty	102.-7-8.9
North Delaware Ave Ext	Liberty	102.-7-8.11
220 S Main St	Liberty	114.-3-11

RESOLUTION TO AUTHORIZE AND NEGOTIATE THE TRANSFER OF COUNTY OWNED PROPERTY AND CHAIR TO SIGN ALL NECESSARY DOCUMENTS

WHEREAS, a resolution will be presented to the Sullivan County Legislature on December 13 to authorize the transfer of certain County owned property defined on Schedule A below; and

WHEREAS, negotiation is needed between the County of Sullivan, Village of Monticello and the Sullivan County Land Bank regarding the terms for the transfer of title of the property.

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

1. Freda Eisenberg, Chairman, and the Land Bank’s Attorney are authorized to negotiate with the County of Sullivan and Village of Monticello the terms for the transfer of title to the Land Bank of the property identified on Schedule A from the County of Sullivan.
2. This Resolution shall take effect immediately.

Moved by Potosek, seconded by Steingart, put to a vote with Buck, Gozza, Leventoff and Nikolados absent, carried and declared duly adopted on a vote of 5 ayes, 0 nays.

Schedule A

Address	Village	Tax Parcel	Resolution
15 High Street*	Monticello	107.-1-11.1	347-18

RESOLUTION TO AUTHORIZE TRANSFER OF VILLAGE OWNED PROPERTIES AND CHAIR TO SIGN ALL NECESSARY DOCUMENTS

WHEREAS, the Village of Liberty Board of Trustees passed a resolution at its May 14, 2018 meeting to transfer properties to the Sullivan County Land Bank as defined on Schedule A below; and

WHEREAS, the Sullivan County Land Bank is authorized to accept the properties outlined on Schedule A below; and

WHEREAS, in order to transfer properties to the Land Bank, documents will need to be executed.

NOW THEREFORE BE IT RESOLVED, the Sullivan County Land Bank will accept the properties identified on Schedule A from the Village of Liberty and authorizes the Chair to sign any and all documents necessary to transfer the properties.

BE IT FURTHER RESOLVED by the Sullivan County Land Bank Corporation that:

1. Freda Eisenberg, Chairman, is authorized to execute any and all documents necessary to accept title to the properties identified in Schedule A, from the County of Sullivan, subject to the completion of SCBLC’s due diligence..
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Ward, put to a vote with Buck, Gozza, Leventoff and Nikolados absent, carried and declared duly adopted on a vote of 5 ayes, 0 nays.

Schedule A

Address	Village	Tax Parcel
35 School St	Liberty	108.-6-23
8 Balsam Dr	Liberty	109.-1-11
93 Wierk Ave	Liberty	114.-2-24
4 Hill St	Liberty	114.-3-14
184 Sprague Ave	Liberty	104.-2-24.1

RESOLUTION TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT FOR HOUSING COORDINATION SERVICES WITH RUPCO INC.

WHEREAS, a proposal has been received from RUPCO Inc., for housing coordination services to provide outreach and education for housing related services and to assist with grant writing; and

WHEREAS, the Land Bank’s Board of Directors believes that it is not prudent or appropriate to prepare a request for proposals and it is in the best interest of the Corporation to accept such proposal and enter into an agreement for Housing related services with RUPCO Inc., because they are the only potential contractor with the skill, experience and capacity at this time to provide these necessary services.

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

1. Freda Eisenberg, Chairman is authorized to execute an Agreement for Housing related services with RUPCO, Inc. for \$35,255 as quoted in the proposal attached hereto as Exhibit A, subject to approval of an agreement by the Land Bank’s Attorney;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Ward, put to a vote with Buck, Gozza, Leventoff and Nikolados absent, carried and declared duly adopted on a vote of 5 ayes, 0 nays.

V. Old Business

Due to the total cost of the quotes for the roof repairs to 7 Washington, a bid is required. A bid will be developed and issued to move forward with this project and to meet procurement requirements.

Jill met with Village officials to discuss the unpaid taxes and draft agreements were circulated for review. Once agreements have been reviewed and approved, they will be presented to the Land Bank.

VI. New Business

Weyer reviewed the Status report and updated the Board on work done since the last meeting.

A correspondence was received from the Village of Monticello requesting a Business Plan for the Land Bank. While not a typical request, a plan will be developed and submitted to the Village for review.

The Realtor Forums were a success but more outreach is needed to get involvement and support. Additional outreach is needed for transferring properties and two realtor events will be planned for November to get more input and buy-in from the Realtor community.

Jill presented to a decent crowd at Sullivan Renaissance’s December Planning Seminar and gave an update on the Land Bank.

VII. Public Comment

No public comment was received.

VIII. Adjournment

The meeting was adjourned at 9:00 am upon a motion by Ward, seconded by Sorensen, with all present approving.