

I. Board of Directors

The SCLBC is currently governed by a nine-member board of directors appointed by the Sullivan County Legislature. Board members do not receive compensation for serving on the Board. However, they generally contribute time and experience to the land bank as part of the duties of their job or official position. All Board members can be reached at the following mailing address: 100 North Street, PO Box 5012, Monticello, NY 12701. SCLBC operations are primarily carried out by staff of Sullivan County's Planning division who are responsible for identifying suitable properties for SCLBC acquisition, contracting for the demolition, rehabilitation and/or maintenance work on the properties, conducting marketing and disposition activities, and seeking funds to support the work. Reports are made to the board at monthly meetings and board members provide guidance and direction on these activities.

The SCLBC Board meets on a monthly basis but has been meeting as often as needed to ensure a successful launch of their corporation. All SCLBC Board meetings are open to the public and the meetings allow time for public comment.

We had two resignations on the Board in 2018. Effective June 1, David Sager resigned as Village Manager for Monticello and was replaced by Deputy Mayor George Nikolados, and Liberty Mayor Ron Stabak resigned effective June 1, 2018, and was replaced by Peter Gozza as representative from the Village of Liberty on July 19, 2018.

Ex-Officio Positions:

Freda Eisenberg, Chairperson

Freda has served as the Planning Commissioner since 2014 and was instrumental in obtaining the approval for the creation of the Sullivan County Land Bank Corporation. Prior to becoming Planning Commissioner, Freda Eisenberg worked in local government for the Town of Southampton, NY and as a private sector consultant to developers, municipalities and stakeholder groups in the greater NY metro area. She began her planning career as a regional planner in rural western Massachusetts, working with 43 municipalities for the Pioneer Valley Planning Commission. Freda's planning work has addressed a broad array of issues, including: sustainability, comprehensive and strategic plans, economic development, water quality, downtown revitalization, corridor redevelopment, affordable housing, park and trail planning, historic and agricultural preservation, alternative transportation, and zoning for specialized uses. She holds a BA in English Literature from Barnard College, Columbia University, and a Master of the Art of Landscape Design from the Conway School Graduate Program in Sustainable Landscape Planning and Design.

Joshua Potosek, Board Member, Treasurer

Josh Potosek is an inaugural member of the Sullivan County Land Bank having worked and dedicated resources to help ensure its successful creation. Josh has worked with Sullivan County for ten years in various management titles. He currently is the County Manager for Sullivan County and has been in that position since March of 2013. Prior to working with Sullivan County Josh worked in the private sector. Josh is a longtime resident of Sullivan County and has a wife and two children living in the hamlet of Livingston Manor. Josh was appointed Treasure after the resignation of David Sager, the Village Manager for Monticello.

Nancy Buck, Board Member

Nancy Buck was elected County Treasurer in 2015, having served as Deputy Sullivan County Treasurer since December 2000. She is a member of several organizations including the New York State Association of Counties (NYSAC) where she serves on their Public Safety and Economic Development Committees, the Executive Board of the NYSAC Women's Leadership Council, and the Government Finance Officers Association and the NYS County Treasurers and Finance Officers Association. Ms. Buck is a graduate of the County Government Institute, a collaboration between NYSAC and Cornell University. She is also a board member and lifetime advocate of Donate Life, a national organization focused on organ, eye and tissue donation. Nancy and her husband Rob raised their two children in Roscoe and still live there today. Nancy loves to spend time with her family especially her four grandchildren.

Alan Sorensen, Board Member

Alan J. Sorensen, AICP currently serves on the Sullivan County Land Bank as the Legislative Minority Chair, having served as a Legislator since 2008. He is the President of Planit Main Street, Inc. a full-service consulting firm specializing in comprehensive planning, downtown revitalization, land use planning, grant procurement and economic development. As the principal planner in the firm, he has over 25 years of professional planning experience, which also includes his tenure as Commissioner of Planning & Community Development for Sullivan County, N.Y., and Assistant Commissioner of Policy for the New York State Division of Housing and Community Renewal (DHCR) where he played an instrumental role in developing the program policy for and subsequently implementing the New York Main Street (NYMS) program along with colleagues at DHCR. Alan holds a Bachelor's Degree in Arts, majoring in Geography and Anthropology and minoring in Urban Planning from SUNY Oneonta and holds two Master's Degree, one in City & Regional Planning from Rutgers University and one from Pace University in Public Administration. He is married to his wife Jane and resides in Rock Hill, NY with their three children.

Ira Steingart, Board Member

Ira currently serves as the Legislator for District 8, a position he has held since 2011. He also serves as the Chairman of the County of Sullivan Industrial Development Agency, the Sullivan County Funding Corporation, and the Sullivan County Infrastructure Local Development Corporation. In his private life, Ira is President of Steingart Associates, Inc., a fourth generation family owned commercial printing company in South Fallsburg, NY. Prior to being elected a County Legislator, he served as the Vice Chair of the Town of Fallsburg Planning Board with over 20 years of service. He is a member of the Town of Fallsburg Fire Department for over 40 years and is the past president of the South Fallsburg Hebrew Association. He received a Bachelor's Degree in Business Administration from Ithaca College. He lives with his wife, Jill and their two children in South Fallsburg, NY.

Village Representative Positions:

Village of Liberty: Pete Gozza, Board Member

Pete has served in many capacities throughout Sullivan County, most recently serving as Executive Director of Sullivan Renaissance. He has been employed with Disaster Recovery Coordination related to Downtown Redevelopment related services for almost 30 years.

Village of Monticello: George Nikolados, Board Member

George currently serves as the Deputy Mayor for the Village of Monticello, a position he has held for a year. He has served as a Trustee for Monticello since 2016. He and his family own the Miss Monticello Diner on Broadway in Monticello.

Community Volunteer Positions:

Terri Ward, Secretary

Born and raised in Sullivan County, Terri currently lives in Callicoon with her Husband and two children. She is a graduate of Sullivan County Community College and SUNY Oneonta with a B.S. in Communications. She was the President/CEO of the Sullivan County Chamber of Commerce for 9 years. When she began as CEO she was the youngest Chamber CEO in the country at the age of 24. While at the Chamber Mrs. Ward invented the world's first solely Mobile Chamber of Commerce and trademarked the invention "Chamber on the Run". She and her staff traveled around the county operating out of a 37' RV that was converted into offices and also became the first chamber to be 98% paperless. She was honored by the NYS Business and Professional Women's Association as Business Woman of the Year in 2011 for her accomplishments as the Chamber Executive. Mrs. Ward is currently serving in the second year of a 4 year term as a County of Sullivan Legislator representing the largest district in the County and serving as the Chairwoman of Public Safety. During her first year she created and passed Dean's Law which creates an Animal Abuse registry for offenders to be placed on when convicted of animal abuse crimes. Mrs. Ward enjoys spending time with her husband and children fishing, hiking, and kayaking.

Jacqueline Leventoff, Vice Chair

Jacquie Leventoff currently serves as Senior Director of Community and Government Relations for Granite Associates in Liberty. Jacquie's business acumen and experience have been developed through her previous positions. Jacquie served as the East Regional Director of Distribution HR with Kohl's Department Stores where she worked to drive employee engagement and performance. Prior to Kohl's, Jacquie was the President/CEO of the Sullivan County Chamber of Commerce & Industry. Jacquie's vision and strategic planning were the driving forces for her to initiate the creation of the Sullivan County Partnership for Economic Development and the Sullivan County Chamber Foundation, which is the parent to the Leadership Sullivan program. In addition to the Land Bank, she currently serves on the board of many county organizations, including: Mid-Hudson Regional Economic Development Council, Voting Member; Mid-Hudson Regional Workforce Development Committee, Co-Chair; Sullivan/Wawarsing REAP Zone, Vice Chair; Sullivan County Chamber Foundation, Founder and Board Member; and Sullivan Renaissance, Board Member. Jacquie is a life-long resident of the Town of Fallsburg, where she is committed to raising her family and working for the benefit of the community.

II. Board Committees

The following subcommittees were created at the organizational meeting of the Sullivan County Land Bank Corporation on February 14, 2017. Additional sub-committees will be created on an as needed basis.

Audit Committee

Nancy Buck, Ira Steingart, Josh Potosek

Finance Committee

David Sager, Alan Sorensen, Terri Ward

Governance Committee

Josh Potosek, David Sager, Freda Eisenberg

Personnel/Recruitment Committee

Nancy Buck, Ira Steingart, David Sager, Jacquie Leventoff

Rehab Advisory Board

Jacquie Leventoff, Nancy Buck, Alan Sorensen, Freda Eisenberg

Disposition Advisory Board

Jacquie Leventoff, Pete Gozza, Freda Eisenberg

III. Staff

Currently the Sullivan County Land Bank Corporation is staffed by administrative support from the Sullivan County Division of Planning & Community Development through its shared services agreement. The Board will revisit staffing requirements when adequate funding exists.

IV. Mission

The mission of the Sullivan County Land Bank Corporation was revised during the Board Retreat held in August 2018. Based on review of other Land Banks and discussion among board members, the Mission was revised as follows: 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.

V. Need

Sullivan County contains hundreds of tax delinquent, abandoned and blighted properties. The County forecloses on approximately 400 parcels each year, of which a third are improved with commercial and residential buildings. For many of these, lack of maintenance has led to a state where the costs of building stabilization and renovation outweigh their market value and prospects for economic return. In addition over 300 properties are listed on the DFS Zombie database at the State level. New homeowners and private investors will not rescue these properties because it does not make fiscal sense. Without intervention of the kind provided by a land bank, these derelict sites will continue to lower the values of surrounding properties, attract crime and vandalism, and deter economic development.

VI. Overview

Under the current New York State Land Bank legislation, thirty-five land banks will be permitted in the state. Sullivan County received approval in November 2016 to establish the 19th land bank in the state. The SCLBC filed its incorporation papers in February 2017 and began the process of organizing its board, adopting policies and moving forward. In October 2017, the Board submitted paperwork to the IRS for designation as a 501c(3) charitable organization. 2018 provided a full year of work and looks forward to many more years of further its mission.

VII. Properties

The Board acquired a total of twenty-two properties in Sullivan County in 2018, three (3) in the Village of Liberty and the remaining nineteen (19) in the Village of Monticello. Thirteen of the properties had residential structures on the property and nine of the structures were demolished due to condition. Four properties were anticipated to be renovated. The majority of the vacant lots were acquired through private donation and will be banked for redevelopment of new construction. One home was acquired from National Community Stabilization Trust and a great partnership has been created to acquire additional properties through this not for profit. The remaining properties were acquired through the municipal foreclosure process.

| Location | Village | Tax Parcel (S.B.L.) | Assessed Value | Recommendation | FMV |
|-----------------------|------------|---------------------|----------------|-------------------|-----------|
| 18 Woodcliff Avenue | Monticello | 119.-7-7.5 | \$47,700 | DEMOLISH | \$54,200 |
| 44 High Street | Monticello | 107.-1-18 | \$62,100 | DEMOLISH | \$70,600 |
| 85 High Street | Monticello | 106.-4-3 | \$25,100 | DEMOLISH | \$28,500 |
| 4 Washington Street | Monticello | 116.-3-3 | \$65,800 | DEMOLISH | \$74,800 |
| 9 Maple Lane | Monticello | 114.-7-2 | \$52,200 | DEMOLISH | \$59,300 |
| 11 Balsam Drive | Liberty | 109.-2-14 | \$60,500 | DEMOLISH | \$77,800 |
| 5 Orchard Street | Liberty | 112.-4-30 | \$60,100 | DEMOLISH | \$76,561 |
| 237 South Main Street | Liberty | 115.-1-30 | \$59,700 | DEMOLISH | \$76,051 |
| 25 Burton Avenue | Monticello | 118.-9-4 | \$98,100 | DEMOLISH | \$111,500 |
| 7 Washington Street | Monticello | 116.-1-23 | \$85,200 | RENOVATE | \$96,800 |
| 55 Park Ave | Monticello | 115.-3-19 | \$33,500 | RENOVATE | \$38,100 |
| 53 Park Avenue | Monticello | 115.-3-20 | \$39,600 | RENOVATE | \$45,000 |
| 9 Cross Street | Monticello | 115.-12-3 | \$87,200 | RENOVATE | \$99,100 |
| 55 1/2 Park Avenue | Monticello | 115.-3-18 | \$13,500 | merge w/115.-3-19 | \$15,300 |
| Park Ave | Monticello | 30.-2-16 | \$3,300 | NEW CONSTRUCTION | \$3,800 |
| Bailey Ave | Monticello | 119.-7-8.1 | \$15,400 | NEW CONSTRUCTION | \$17,500 |
| Bailey Ave | Monticello | 119.-7-8.2 | \$21,000 | NEW CONSTRUCTION | \$23,900 |
| Bailey Ave | Monticello | 119.-8-3 | \$13,300 | NEW CONSTRUCTION | \$15,100 |
| Edward Ave | Monticello | 119.-6-19.3 | \$18,000 | NEW CONSTRUCTION | \$20,500 |
| Morris Dr | Monticello | 119.-2-5 | \$25,700 | NEW CONSTRUCTION | \$29,200 |
| Morris Dr | Monticello | 119.-5-13 | \$8,500 | NEW CONSTRUCTION | \$9,700 |
| Park Ave | Monticello | 119.-6-19.1 | \$18,600 | NEW CONSTRUCTION | \$21,100 |



Properties Acquired to Date

Status of acquired properties:

- 9 demolitions
- 4 renovations
- 1 lot consolidation
- 8 bank for redevelopment



Properties Under Review

18 County foreclosures, 5 Village of Liberty foreclosures, 2 National Community Stabilization Trust, and 2 Village of Monticello foreclosures

VIII. Funding

The Sullivan County Legislature authorized seed funding of \$100,000 for FY 2017 & 2018 to support the Sullivan County Land Bank Corporation’s start-up expenses. In 2107, the Land Bank applied to and was awarded \$920,000 in funding from the NYS Attorney General’s Land Bank Community Revitalization Initiative, which distributes a portion of the funds awarded to New York under the National Mortgage Settlement and is administered by LISC. In 2018, SCLBC received \$350,000 from the first disbursement of the LISC funds. Gerry Foundation, a local not for profit, also donated \$10,000 for 2017 & 2018 to further the mission of the Land Bank. SCLBC also applied to both the Home Depot Foundation (\$3,000) and Sullivan Renaissance (\$3,000) for funding for a mobile tool trailer to assist with community clean-up efforts in the County. The Land Bank also applied for Round 4 Community Revitalization Initiative, similar to LISC, for an additional \$1,975,000 but was only awarded \$900,000 to further projects in the targeted areas of Monticello and Liberty. The Land Bank also worked on submitted an EPA Brownfield Multi-Use Program Grant due in early 2019 to work on brownfield properties acquired by SCLBC.

| CRI Round #3 Funding: \$920,000 | CRI Round #4 Funding: \$900,000 |
|---|--|
| Deliverables: <ul style="list-style-type: none"> • Acquire 9 Parcels • Rehab 4 Residential units • Demo 3 Residential units | Deliverables: <ul style="list-style-type: none"> • Acquire 20 Parcels • Structural & Environmental Remediation of Monticello Manor • Construct 3 new Residential homes • Demo 8 Residential units |

IX. Financial Activity

The following represents the general profit and loss for Fiscal Year January 1 – December 31, 2018:

| Direct Income | |
|---------------------|---------------------|
| NCST | \$26,568.82 |
| Gerry Foundation | \$10,000.00 |
| LISC CRI #3 | \$350,000.00 |
| County Support | \$100,000.00 |
| In-Kind Support | |
| County Staff | \$46,103.32 |
| Total Income | \$532,672.14 |

| Expenses | |
|-----------------------|--------------------|
| Advertising | \$1,109.29 |
| Contract Services | \$27,816.76 |
| Dues | \$2,000.00 |
| In-kind Personnel | \$46,103.32 |
| Insurance | \$10,205.72 |
| Office Expenses | \$141.61 |
| Taxes & Licenses | \$185.00 |
| Travel & Conferences | \$5,278.05 |
| Total Expenses | \$93,684.75 |

X. Additional Information

For more information on the Sullivan County Land Bank Corporation please visit the website www.sullivancountylandbank.org