

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



Nancy Buck
George Nikolados
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting February 21, 2019

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Nancy Buck, Josh Potosek, Alan Sorensen, Ira Steingart, Jacquie Leventoff (8:37) George Nikolados (8:52)

ABSENT: Terri Ward

OTHERS PRESENT: Jill Weyer, Vicky Ferguson (8:37), Helen Budrock, Juan Juornet, Ricky Huggins + 1

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:34 am.

II. Approval of Bills to Pay

Paid:

Jacobowitz & Gubits (Dec. '18)	\$ 4,324.34
Sullivan County Democrat (Legal Notices)	\$ 106.57
CHB Inspections (220 S. Main Street)	\$ 795.00
CHB Inspections (93 Wierk Avenue)	\$ 795.00
Keystone (55 Park Ave Asbestos Testing)	\$ 1,200.00
Collier Construction	\$ 704.00
Sherwood M Walls, Inc. (Prop Insurance)	\$ 1,520.05
NYSEG (9 Cross Street, Monticello)	\$ 16.52
NYSEG (7 Washington Street, Monticello)	\$ 20.09
Sherwood M Walls, Inc. (General Liability)	\$ 529.42
NYS DMV (Trailer Registration)	\$ 44.75
Brownfield Coalition of the Northeast	\$ 160.00
Loveland	\$ 10.00
Westchester County Association	\$ 30.00
GoDaddy.com (.com domain renewal 2yrs)	\$ 30.34

To Be Paid:

Jacobowitz & Gubits (Jan. '19)	\$ 4,533.78
Sullivan County DPW (Lawn Signs)	\$ 1,272.50
Sullivan County Democrat (Legal Notice)	\$ 42.54
CenterState CEO Foundation (2019 NYLBA Dues)	\$ 2,000.00
Brownfield Redevelopment Solutions, Inc.	\$ 4,000.00
NYSEG (9 Cross Street, Monticello)	\$ 16.42
NYSEG (7 Washington Street, Monticello)	\$ 20.09

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

III. Approval of Minutes – January 24, 2019

A motion was made by Potosek, seconded by Steingart, all present approved minutes from January 24, 2019 meeting.

IV. Status Report & Resolutions

RESOLUTION APPOINTING AN EXECUTIVE DIRECTOR FOR THE SULLIVAN COUNTY LAND BANK CORPORATION

WHEREAS, New York Not-For-Profit Corporation Law Section 1606 authorizes the Sullivan County land Bank Corporation (“Land Bank”) to employ such agents and employees as it may require and to determine the qualifications and fix the compensation and benefits of such persons; and

WHEREAS, the Land Bank’s Bylaws authorize the Land Bank to employ, in the name of and on behalf of the Corporation, to enter into any contract or execute and deliver any instruments for the purpose of conducting Land Bank business; and

WHEREAS, the Board has selected Jill M. Weyer to serve as the Executive Director of the Land Bank; and

WHEREAS, the Executive Director shall have signing authority for banking and administrative purposes and such other authority granted by the Board or vested by law; and

WHEREAS, the term of the appointment shall be for of January 1, 2019 – December 31, 2019, with the ability to extend on an annual basis for up to three years.

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

1. Jill M. Weyer is appointed the Executive Director of the Sullivan County Land Bank Corporation for a term period January 1 – December 31, 2019; and
2. The Executive Director shall have signing authority for administrative and banking purposes and such etc.; and
3. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Eisenberg, unanimously carried and declared duly put to a vote with Ward absent, carried and declared duly adopted on a vote of 8 ayes, 0 nays.

RESOLUTION NAMING BOARD OFFICERS FOR THE SULLIVAN COUNTY LAND BANK CORPORATION

A motion was made by Eisenberg, seconded by Leventoff, to table this resolution.

RESOLUTION TO ENTER INTO CONTRACT WITH THE COUNTY OF SULLIVAN FOR SHARED SERVICES AND 2019 FUNDING

WHEREAS, the County of Sullivan has allocated \$100,000 for the Sullivan County Land Bank Corporation in its 2019 Budget; and

WHEREAS, the County is providing shared services to the Land Bank, including but not limited to staff, office space, and automobile use; and

WHEREAS, the Land Bank’s Board of Directors believe it is in the best interest of the Corporation to execute an agreement that outlines the shared services and the allocation of funding;

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

1. Freda Eisenberg, Chairman is authorized to enter into an Agreement for Shared Services and 2019 Funding with the County of Sullivan subject to approval by the Board’s attorney;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Steingart, unanimously carried and declared duly put to a vote with Ward absent, carried and declared duly adopted on a vote of 8 ayes, 0 nays.

RESOLUTION TO ADOPT THE 2019 BUDGET

WHEREAS, the State of New York Authorities Budget Office requires the Sullivan County Land Bank Corporation to adopt an annual budget for reporting purposes; and

WHEREAS, a draft 2019 Budget was presented to the Board.

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

1. The 2019 Budget, attached hereto as Exhibit A is adopted;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Steingart, unanimously carried and declared duly put to a vote with Ward absent, carried and declared duly adopted on a vote of 8 ayes, 0 nays.

RESOLUTION TO ADOPT A SEXUAL HARASSMENT PREVENTION POLICY

WHEREAS, The State of New York enacted new legislation which mandates that every employer throughout New York State adopt a model policy for the prevention of sexual harassment in the workplace; and

WHEREAS, a draft Sexual Harassment Policy was presented to the Board; and

WHEREAS, the policy requires the designation of a Compliance Officer and another person to receive such complaints.

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

1. The Sexual Harassment Policy, attached hereto as Exhibit A is adopted;
2. The following are appointed as designated:
 - a. Compliance Officer: Jacquie Leventoff
 - b. Other Designee: Freda Eisenberg
3. This Resolution shall take effect immediately.

Moved by Leventoff, seconded by Sorensen, unanimously carried and declared duly put to a vote with Ward absent, carried and declared duly adopted on a vote of 8 ayes, 0 nays.

RESOLUTION TO AWARD BID FOR 48 YAUN AVE AND 8 BALSAM AVE AND ENTER INTO CONTRACT

A motion was made by Buck, seconded by Leventoff, to table this resolution.

V. Old Business

Jill reviewed the status report with the Board, specifically mentioning the upcoming meeting with Monticello officials to discuss the properties on High Street we are looking to acquire for rehab.

VI. New Business

Board Member Composition

All members are up for re-appointment, except for Vicky Ferguson who will be formally appointed at today's County Legislative meeting to represent Liberty. There was discussion on whether to make the County Manager position a non-voting ex-officio member due to potential conflicts arising between County and Land Bank business. Leventoff asked whether we could make community members trade specific. Sorensen suggested that there be two village representatives, one in an official capacity and one at a community level. There was overall consensus that there should be more community representation on the Board. A letter of interest was received by Bruce Reynolds to serve on the Board. A motion was made by Freda and seconded by George to amend the Bylaws to increase the board by two additional community members. All present approved. Jill will revise the Bylaws and confirm re-appointments of existing board members for March meeting.

Zombie 2.0

Invitations were sent to the Town of Liberty and Village of Monticello by LISC to apply for Round 2.0, each for \$50,000. The RFA states that they would like to see coordination with Land Banks and taking the work Countywide and to submit joint applications. Jill will work with the communities to submit a joint-application by the grant deadline of March 8th. Progress is being made with Round 1 grants, specifically Monticello who has been delayed in implementation.

Rock the Block Event

A community meeting will be held on February 23rd to meet with the neighbors and talk about the event and what types of projects are needed/wanted. Another meeting will be held March 23rd to talk specifically about potential uses for temporary placemaking on the vacant lot – 4 Washington. Jill will work with the Disposition Advisory Board to talk over options and address liability concerns prior to approving the TBD project.

VII. Public Comment

Helen Budrock spoke about the Rock the Block event and also expressed the opportunity to reach out to Delaware valley Job Corp to discuss partnership on rehabs, specifically Yaun Avenue to reduce the renovation costs.

Ricky Huggins stated he attended the meeting with a friend to learn more about the Land Bank and the opportunities

VIII. Adjournment

The meeting was adjourned at 9:42 am upon a motion by Buck, seconded by Nikolados, with all present approving.