

Freda Eisenberg, Chair
Jacquie Leventoff, Vice Chair
George Nikolados, Treasurer
Terri Ward, Secretary



Nancy Buck
Vicky Ferguson
Joshua Potosek
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting

April 18, 2019

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Jacquie Leventoff, George Nikolados, Nancy Buck, Alan Sorensen, Terri Ward (8:43), Ira Steingart (8:47)

ABSENT: Josh Potosek, Vicky Ferguson

OTHERS PRESENT: Jill Weyer, Helen Budrock, Juan Juornet, Bruce Reynolds

I. Call to Order / Roll Call

The meeting was called to order by Freda Eisenberg, Chair at 8:33 am.

II. Approval of Bills to Pay

Paid:

Jacobowitz & Gubits (Feb. '19)	\$ 5,204.87
Brown & Brown (General Liability Insurance)	\$ 25,514.23
Philadelphia Insurance Comp. (Non-Profit Pkg)	\$ 555.19
Village of Liberty (Property Tax Agreement)	\$ 37,055.30
NYSEG (9 Cross Street, Monticello)	\$ 16.52
NYSEG (7 Washington Street, Monticello)	\$ 18.60
GoDaddy.com (.org domain renewal 2 years)	\$ 42.34

To Be Paid:

Jacobowitz & Gubits (March '19)	\$ 5,259.64
Waschitz & Pavloff (Accounting Services)	\$ 4,675.00
Insero & Co. (Audit Services Year End 12.31.18)	\$ 3,500.00
Wire Pro (7 Washington Street, Monticello)	\$ 290.00
Wheat & Sons (7 Washington St. Monticello)	\$ 21,153.68
NYSEG (9 Cross Street, Monticello)	\$ 16.42
NYSEG (7 Washington Street, Monticello)	\$ 18.60
Sherwood M. Walls, Inc. (Property & GL Ins.)	\$ 4,105.15

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

III. Approval of Minutes – March 21, 2019

A motion was made by Buck, seconded by Leventoff, all present approved minutes from March 21, 2019 meeting.

IV. Status Report & Resolutions

RESOLUTION TO INCREASE CONTRACT WITH AECC INC. FOR DEMOLITION MANAGEMENT SERVICES

WHEREAS, the original agreement with AECC, Inc. that was approved at the March 21, 2018 meeting is for an amount not to exceed \$12,240; and

WHEREAS, the estimate was based off an average of a two-day schedule per property but the actual work varied per property resulting in additional days and costs; and

WHEREAS, based on the report by the Executive Director, such additional days and costs are reasonable.

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

1. the Executive Director and/or Chair are authorized to modify the AECC, Inc. Agreement to increase the contract price to \$22,254 and to pay such amount to AECC, Inc. for work related to demolition management services;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Ward, put to a vote with Potosek and Ferguson absent, unanimously carried and declared duly adopted by a role of the board on a vote of 7 Ayes, 0 Nays.

RESOLUTION TO AUTHORIZE EXECUTION OF AGREEMENT WITH THE VILLAGE OF MONTICELLO AND TO ACQUIRE PROPERTY AND SIGN ALL NECESSARY DOCUMENTS

WHEREAS, the Village of Monticello Board of Trustees authorized the transfer of 45 High Street (112.-1-2) to the Land Bank at its April 2, 2019 meeting; and

WHEREAS, an agreement has been approved by the Village Board of Trustees for consideration for the transfer of this property; and

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

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

1. acquisition of the property, identified on Schedule A below, from the Village of Monticello, pursuant to the agreement with the Village, is approved; and
2. the Executive Director and/or Chair are authorized to execute any and all documents necessary to accept and transfer the properties outlined on Schedule A from the Village of Monticello, and
3. this Resolution shall take effect immediately.

Moved by Steingart, seconded by Nikolados , put to a vote with Potosek and Ferguson absent, carried and declared duly adopted on a vote of 7 ayes, 0 nays.

Schedule A

Address	Village	Tax Parcel
45 High Street	Monticello	112.-1-2

RESOLUTION TO PARTICIPATE IN THE NATIONAL COMMUNITY STABILIZATION TRUST'S REO ACQUISITION PROGRAMS

WHEREAS, the National Community Stabilization Trust ("NCST") is a non-profit organization that serves as the bridge between financial institutions and local housing providers to help stabilize neighborhoods; and

WHEREAS, NCST helps community-based housing providers accomplish housing strategies that ensure low- and moderate-income families have access to affordable, safe homeownership and rental opportunities; and

WHEREAS, the Sullivan County Land Bank ("Land Bank") has applied to participate in NCST's REO acquisition program, which facilitate the transfer of properties between participating financial institutions ("REO Sellers") and eligible local housing providers ("Community Buyers"); and

WHEREAS, in the event that an available property fits within the Land Bank's strategic redevelopment plan, the Land Bank must be able to enter into a contract to acquire the available property within 48 Hours after receiving the property pricing offer; and

WHEREAS, Land Bank staff has reviewed the terms and guidelines of the REO acquisition program and the terms and conditions of the template Purchase and Sale Agreement, and has reviewed the same with Land Bank Counsel and the Land Bank Board of Directors; and

WHEREAS, Land Bank wishes to participate in the REO acquisition programs; and

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

1. Land Bank participation in NCST's REO acquisition program is approved; and
2. The Executive Director and/or Chair is authorized to execute purchase contracts for properties-in the NCST's REO programs up to the purchase price of \$25,000, which contract shall be subject to Land Bank Board approval at its next regularly scheduled meeting or special meeting, and execute any and all documents necessary to purchase properties in the programs subject to; and
3. This Resolution shall take effect immediately.

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

RESOLUTION TO AUTHORIZE PAYMENT TO E-PROPERTY PLUS FOR SOFTWARE TO TRACK AND MARKET PROPERTIES – Tabled

Moved by Buck, seconded by Leventoff, put to a vote with Potosek and Ferguson absent, to table this resolution.

RESOLUTION TO AUTHORIZE EXECUTION OF AGREEMENT WITH THE VILLAGE OF MONTICELLO TO ACQUIRE AND SELL 504 BROADWAY AND SIGN ALL NECESSARY DOCUMENTS – Tabled

Moved by Buck, seconded by Leventoff, put to a vote with Potosek and Ferguson absent, to table this resolution.

RESOLUTION ACCEPTING A LAND BANK COMMUNITY REVITALIZATION INITIATIVE GRANT FROM ENTERPRISE COMMUNITY PARTNERS, INC. IN THE AMOUNT OF \$900,000

WHEREAS, Enterprise Community Partners, Inc. (hereinafter "Enterprise") has awarded the Sullivan County Land Bank Corporation (hereinafter "Land Bank") a Land Bank Community Revitalization Initiative (hereinafter "CRI Program") grant in the amount of \$900,000, and

WHEREAS, the Board of Directors of the Corporation previously accepted the grant award to implement the CRI Program grant, and

WHEREAS, Enterprise has requested the Land Bank to update its prior resolution adopted on November 15, 2018.

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

1. The Board accepts the CRI Program award of \$900,000; and
2. the Executive Director of the Corporation is authorized, directed and empowered to execute and deliver in the name of the Corporation such documents as the Board of Directors of the Corporation may approve, including without limitation: contracts, indemnities, disclosure agreements, receipts, instructions, certificates, authorizations, acknowledgements, and other documents relating the CRI Program (collectively known as the "Documents"); and
3. the Board of Directors of the Corporation are authorized to make such changes to the Documents on behalf of the Land Bank, as they may approve; and
4. the authority given hereunder shall be deemed retroactive. Any actions authorized herein and performed prior to the date of this written consent are hereby ratified, confirmed and approved, and
5. the Board of Directors of the Corporation is hereby authorized to take such further actions (including, without limitation, the payment of costs, fees, expenses and other amounts), on behalf of the Corporation, as they deem appropriate to consummate the CRI Program Documents or perform the Corporation's obligations under any of the Documents, and
6. if titles and/or dates of and parties to the Documents change, no change to such titles, dates or parties shall affect the authority conferred hereunder, and

7. that this updated Resolution shall take effect immediately.

Moved by Steingart, seconded by Leventoff, put to a vote with Potosek and Ferguson absent, carried and declared duly adopted on a vote of 7 ayes, 0 nays.

V. Old Business

Jill reviewed the status report with the Board, highlighting the ABO training she participated in this past week. She brought copies of the Acknowledgment of Fiduciary Responsibility for everyone to sign and reminded all board members to send proof of their ABO training. Marketing of properties was discussed and it was suggested a press release and further outreach to relators be conducted to get more homeowner interest.

VI. New Business

NYLBA Annual Conference

The annual conference will be held in Buffalo this year from June 12-14 at the Buffalo Marriot Harborcenter, anyone who is interested in attending should let Jill know so we can plan accordingly. Once there is an agenda, Jill will share with the Board.

2019 Foreclosures

The repurchase period is coming to an end for the County foreclosure process. A special meeting is planned for and was noticed for Tuesday April 23rd for a tour of potential properties to be requested from the County. After the tour a list will be compiled and set to the Real Property Advisory Board for their meeting on Thursday April 25th for their recommendation and resolution before the Legislative Special Meeting on May 2nd.

Grant Opportunities

CDBG Housing Program: Application is in the process of completion by the April 26th deadline.

Zombie 2.0: No news yet on this or EPA Brownfield Multi-Use

VII. Public Comment

Helen mentioned the Rock the Block event and projects anticipated for the Land Bank home. She also mentioned reaching out to Job Corp again for potential partnerships.

VIII. Adjournment

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