

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



Nancy Buck
Vicky Ferguson
Joshua Potosek
Bruce Reynolds
Alan Sorensen
Ira Steingart

MINUTES

Board Meeting

July 2, 2019

BOARD MEMBERS:

IN ATTENDANCE: Freda Eisenberg, Vicky Ferguson, Bruce Reynolds, Alan Sorensen, Ira Steingart, Joshua Potosek, Nancy Buck, Jacquie Leventoff

ABSENT: George Nikolados, Terri Ward

OTHERS PRESENT: Jill Weyer, Juan Journet, Eugenia Manwelyan

I. Call to Order / Roll Call

The meeting was called to order by Jacquie Leventoff, Chair at 8:37 am.

II. Approval of Bills to Pay

Paid:

Jacobowitz & Gubits (June '19)	\$ 1,916.12
Keystone Environmental Services	\$ 5,495.48
Sullivan County Democrat	\$ 111.02
Arts & Ecology, Inc.	\$ 900.00
CHB Inspections (48 Yaun Mold Assessment)	\$ 450.00
Collier Construction LLC (7 Washington)	\$ 3,071.00
NYSEG (9 Cross Street, Monticello)	\$ 16.42
NYSEG (7 Washington Street, Monticello)	\$ 18.60

To Be Paid:

Sullivan County Democrat	\$ 117.51
Center for Community Progress	\$ 2,000.00
Deerpark 1 Environmental Services, Inc.	\$ 1,760.00
Sherwood M. Walls, Inc. (26 Racine Insurance)	\$ 95.47

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

III. Approval of Minutes – June 20, 2019

A motion was made by Steingart, seconded by Ferguson, all present approved minutes from June 20, 2019 meeting.

IV. Status Report & Resolutions

RESOLUTION TO AWARD RESIDENTIAL MOLD REMEDIATION BID (19-7) TO TRI COUNTY MOLD BUSTERS LLC

WHEREAS, bids have been received from contractors and reviewed for Residential Mold Remediation at 48 Yaun Ave, Liberty (106.-3-9) including one from lowest responsible bidder Tri County Mold Busters LLC in the amount of \$30,000; and

WHEREAS, this is a SEQR Type II action; and

WHEREAS, the Land Bank's Board of Directors believe it is in the best interest of the Corporation to accept such Bid and enter into an agreement for contractor services.

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

1. Jill Weyer, Executive Director, is authorized to enter into an Agreement for contractor work for Mold Remediation on 48 Yaun Ave, Liberty, with Tri County Mold Busters LLC for an amount not to exceed \$30,000;
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Buck, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO DISPOSE OF SURPLUS ITEMS

WHEREAS, a variety of items of various values are currently being held in the Land Bank's possession; and

WHEREAS, the Land Bank itself has no use for the items; and

WHEREAS, this is a SEQR Type II action.

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

1. All of the items are declared surplus.
2. Jill Weyer, Executive Director, is authorized to determine whether to sell, donate, or dispose of each item based on its monetary value and condition; the means of doing so; to whom, and whether to set a minimum price for an item.
3. This Resolution shall take effect immediately.

Moved by Buck, seconded by Steingart, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO APPLY FOR THE NEW YORK COMMUNITY GREENWORKS INITIATIVE

WHEREAS, the State of New York has announced funding available through the New York Community Greenworks Initiative; and

WHEREAS, an application would be submitted for a Phase I of the Green Works Community Greenworks Initiative.

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

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the Green Works Community Greenworks Initiative and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Buck, seconded by Potosek, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a vote of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO APPLY FOR THE AHC AFFORDABLE HOME OWNERSHIP DEVELOPMENT (AHODP) GRANT

WHEREAS, the New York State Affordable Housing Corporation has announced availability of \$26,000,000 for its Affordable Home Ownership Development Program (AHODP) pursuant to the State budget for Fiscal Year 2019-2020; and

WHEREAS, an application would be submitted for funds to assist with new construction of owner occupied homes for sale or acquisition/rehabilitation of owner-occupied homes for sale.

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

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to apply for the AHC Affordable Home Ownership Development Program and, if awarded, such grant is accepted.
2. This Resolution shall take effect immediately.

Moved by Steingart, seconded by Sorensen, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a vote of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES WITH RUPCO INC. FOR RENOVATION OF 48 YAUN AVENUE

WHEREAS, a proposal has been received from RUPCO Inc., for construction management services to provide project oversight on properties to be renovated; and

WHEREAS, the Land Bank has been working with RUPCO on housing related services and the opportunity to further collaborate would be mutually beneficial; and

WHEREAS, RUPCO's proposal is \$750 to develop the Work Plan, plus 10% of the estimated construction cost for the renovation of the 48 Yaun Avenue property; 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 Construction Management 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; and

WHEREAS, this is a SEQR Type II action.

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

3. Jill Weyer, Executive Director, is authorized to execute an Agreement with RUPCO, Inc. for construction management and related services at 48 Yaun Ave for an amount not to exceed \$15,000, subject to approval of an agreement by the Land Bank's Attorney.
4. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Ferguson, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

RESOLUTION TO AUTHORIZE EXECUTION OF AGREEMENT WITH THE COUNTY OF SULLIVAN FOR THE RUST PROGRAM AND SIGN ALL NECESSARY DOCUMENTS

WHEREAS, the County of Sullivan approved additional funding in the amount of \$41,250 for the RUST program at its Junel Legislative meeting to remove up to 3 unsafe structures; and

WHEREAS, an agreement has been received from the County of Sullivan for receipt of funding; and

WHEREAS, in order to approve the funding award, documents will need to be executed.

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

1. Jill Weyer, Executive Director, is authorized to execute any and all documents necessary to accept the funding award and to receive funding from the County of Sullivan, subject to approval of the agreement by the Land Bank attorney.
2. This Resolution shall take effect immediately.

Moved by Sorensen, seconded by Ferguson, put to a vote with Nikolados and Ward absent, unanimously carried and declared duly adopted by a role of the board on a vote of 8 Ayes, 0 Nays.

V. Discussion Items

Strong Building

Jill discussed the possibility of RUPCO acquiring the Strong Building, and that the Land Bank does have the ability to reallocate Enterprise funds from Monticello Manor to the Strong Building, and that it does not have to take title of the property in order to put funds towards it.

VI. Public Comment

N/A

VII. Adjournment

The meeting was adjourned at 9:09 am upon a motion by Eisenberg, seconded by Reynolds, with all present approving.