

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 25, 2019**

#### **BOARD MEMBERS:**

**IN ATTENDANCE:** Freda Eisenberg, Jacquie Leventoff, George Nikolados Vicky Ferguson, Bruce Reynolds, Joshua Potosek, Nancy Buck,

**ABSENT:** Terri Ward, Ira Steingart, Alan Sorensen,

**OTHERS PRESENT:** Jill Weyer, Juan Journet, Eugenia Manwelyan, Ed Homenick, Helen Budrock

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#### **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:**

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

**To Be Paid:**

Jacobowitz & Gubits (July '19)	\$ 3,724.38
New Hope Community, Inc.	\$ 840.00
NYSEG (9 Cross Street, Monticello)	\$ 16.51
NYSEG (7 Washington Street, Monticello)	\$ 18.60
Sullivan County Democrat	\$ 33.63
May 8 Consulting	\$ 17,900.00
The Hanover Insurance Group	\$ 1,764.00

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

#### **III. Approval of Minutes – July 2, 2019**

A motion was made by Ferguson, seconded by Nikolados, all present approved minutes from July 2, 2019 meeting.

#### IV. Status Report & Resolutions

##### **RESOLUTION TO AWARD DEMOLITION BID (B-19-8) TO GORICK CONSTRUCTION LLC AND ENTER INTO CONTRACT FOR DEMOLITION SERVICES**

WHEREAS, demolition bids were publicly solicited and have been received from bidders and reviewed and qualified by Sullivan County Land Bank staff, including a bid from Gorick Construction LLC for up to three properties in the amount of \$117,800, which is the lowest bid price in conformance with the bid requirements; 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 contract for Demolition projects for all 3 properties, which also provides a discount off of the bid price; and

WHEREAS, this is a SEQR unlisted action, the Board has reviewed the short environmental assessment form and is familiar with the buildings testing and surveys, all work shall be properly carried out in accordance with law, and no adverse environmental impacts have been identified.

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

1. There will be no significant adverse environmental impact caused by demolition and removal of the buildings and related work.
2. Jill Weyer, Executive Director, is authorized to enter into an Agreement for demolition services with Gorick Construction LLC for an amount not to exceed \$117,800.
3. This Resolution shall take effect immediately.

Moved by Buck, seconded by Nikolados, put to a vote with Ward, Steingart & Sorensen absent, unanimously carried and declared duly adopted by a roll of the board on a vote of 7 Ayes, 0 Nays.

##### **RESOLUTION TO CONTRACT WITH DEERPARK 1 ENVIRONMENTAL SERVICES INC. FOR AIR QUALITY MONITORING**

WHEREAS, a proposal has been received from Deerpark 1 Environmental Services for air quality monitoring for up to 17 demolitions (B19-6 and B19-8); and

WHEREAS, the Land Bank has been working with Deerpark 1 Environmental Services and the opportunity to further collaborate would be mutually beneficial; and

WHEREAS, the Deerpark 1 Environmental Services proposal is \$550 per day to monitor air quality for up to 17 demolitions (B19-6 and B19-8); and

WHEREAS, the Land Bank has received two quotes from previous vendors, the Land Bank 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 air quality monitoring; and

WHEREAS, this is a SEQR Type II action.

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

1. Jill Weyer, Executive Director, is authorized to execute an Agreement with Deerpark 1 Environmental Services for air quality monitoring and related services for an amount not to exceed \$22,000.
2. This Resolution shall take effect immediately.

**RESOLUTION TO CONTRACT WITH DEERPARK 1 ENVIRONMENTAL SERVICES INC. FOR ENVIRONMENTAL TESTING**

WHEREAS, a proposal has been received from Deerpark 1 Environmental Services for environmental testing services; and

WHEREAS, the Land Bank has been working with Deerpark 1 Environmental on environmental testing services and the opportunity to further collaborate would be mutually beneficial; and

WHEREAS Deerpark 1 Environmental proposes the following fee structure for environmental testing services: Lead Report - \$500 for a single family house with an additional \$100 for each additional unit up to 6 units; Mold Risk Assessment - \$80 per floor for air sampling, with an additional \$60 per direct surface sampling for up to 3 samples; Mold Clearance Inspection - \$80 per floor for air sampling, with an additional \$60 per direct surface sampling for up to 3 samples; Asbestos Report - \$80 per sample for up to 25 samples for a home of up to 2 units for a total not to exceed \$2000 per property report; and

WHEREAS, the Land Bank has received quotes for environmental testing from a vendor whose price exceeded the one offered by Deerpark 1 Environmental, the Land Bank 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 environmental testing; and

WHEREAS, this is a SEQR Type II action.

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

1. Jill Weyer, Executive Director, is authorized to execute an Agreement with Deerpark 1 Environmental for environmental testing and related services for an amount not to exceed \$15,000.
2. This Resolution shall take effect immediately.

Moved as a block by Buck, seconded by Ferguson, put to a vote with Ward, Steingart & Sorensen absent, unanimously carried and declared duly adopted by a vote of 7 Ayes, 0 Nays.

**V. Discussion Items**

CDBG Award

Jill announced the County's award of \$442,500 from CDBG for Housing Rehab. Funding will be used to assist 15 homeowners with down payment, closing costs, and post-closing rehab on homes sold through the Land Bank and throughout the County. The average cost per homeowner is \$25-30K.

Broadway Theater

Jill and Bruce discussed the option of buying the theater for redevelopment. Bruce feels he can get a 6 month option from the owner to raise \$250K rather than the \$400K list price. The board had several questions including whether we can acquire based on the acquisition policy and whether we could get the lowest price, such as the assessed value and take the rest as a donation. Jill & Eugenia will research with Bruce options and discuss at next meeting.

The Board also discussed the foreclosure process and how to address bad actors who own multiple properties but still delay in paying taxes and enter into installment plans on several properties.

**VI. Public Comment**

N/A

**VII. Adjournment**

The meeting was adjourned at 9:28 am upon a motion by Nikolados, seconded by Ferguson, with all present approving.