



Newburgh Community Land Bank Operations and Accomplishments Report 2018

The Fiscal Year 2018 ending Jun 30, 2018 was NCLB's sixth year of operation. NCLB maintained its federal 501 (c) 3 non-profit status. In May, NCLB adopted a Strategic Plan to guide its activities for 2018-2020. The Newburgh Community Land Bank's mission is to improve the quality of life in Newburgh by stabilizing and revitalizing abandoned properties. NCLB believes that we have a unique role in community revitalization. Our goal is to eliminate barriers to redevelopment, and that goes beyond property renovation and sale alone. We work on making the community, its process and quirks more navigable and accessible, and aim to improve the overall physical experience of residents and visitors beyond just our property inventory. Capacity, nimbleness, and a focused but broad mission make NCLB well positioned to lead and support community development in Newburgh.

Operations

NCLB consists of an up to eleven-member Board of Directors originally appointed by the City Council of the City of Newburgh. The Board is structured to be self-appointing with Members serving two year terms except for the ex-officio members including the Chair of the City of Newburgh Distressed Property Committee, a member of the City of Newburgh Planning Commission appointed by the Planning Commission, a member of the City Council of the City of Newburgh appointed by that body, and the City Manager. There were two potential board vacancies at the close of FY 2017.

Madeline Fletcher continued to serve as the Executive Director. Burke Blackman, an attorney and former Americorps volunteer, joined the staff as Project Director in October 2017. Amy Blair joined the staff as Administrative Manager in October 2017 to enhance our finance and administration capacity. Diana Mangaser, a Newburgh resident with undergraduate and graduate degrees in architecture continued to work on creative placemaking on a limited bases. Until March, one part time staff member from the community worked to implement a community agriculture program.

NCLB implemented a new accounting system to further enhance its internal controls and completed the digitization of its records.

Accomplishments In the fiscal year ending June 30, 2018

NCLB achieved a number of notable accomplishments including: 1) NCLB continued the expenditure of the third round of NYS OAG funds on its downtown revitalization work, which includes the abatement and stabilization of properties in its focus area to lessen the gap between value and cost of rehab and increase the marketability of properties in challenging locations. 2) NCLB disposed of sixty two total properties that were returned to the tax rolls for homeownership and rental purposes. The total unit count of these dispositions is estimated at about 126 units. 3) NCLB continued to use additional NYS OAG grant dollars to rehabilitate properties that will be sold to local owners for affordable rental units.

4) NCLB continued its partnership with RUPCO to identify new opportunities for Historic and Low Income Housing Tax Credits and continued its work with Habitat to begin the restoration or new construction of nine homes. 6) NCLB made periodic public presentations through the Distressed Property Task Force public meetings. 7) NCLB participated in conversations and meeting with the NYS Land Bank Association and Madeline Fletcher continued to serve as the Secretary. 9) NCLB completed its contract with the City of Newburgh for CDBG funding to implement a community agriculture project and coordinated the donation of Newburgh-grown produce to soup kitchens and laid the groundwork for a long term food and farms program to be independently administered. 10) NCLB acquired nineteen new properties from the City of Newburgh for creating additional affordable housing units through its non-profit and individual purchaser partners. 11) NCLB continued its arts-based creative placemaking program which includes installing artistic interventions on underutilized vacant sites to draw visitors into our target neighborhood and to enhance the quality of life for existing residents.