



NEWBURGH COMMUNITY LAND BANK

OPERATIONS AND ACCOMPLISHMENTS REPORT 2015

The Fiscal Year 2015 ending Jun 30, 2015 was its third year of operation. NCLB obtained its federal 501 (c) 3 non-profit status. The mission of the Newburgh Community Land Bank is to stimulate planning, economic development and neighborhood revitalization by acquiring, managing and disposing of vacant, abandoned and underutilized properties in a responsible manner. We will do this through collaboration with community stakeholders, developers and other governmental agencies in order to improve the quality of life in Newburgh.

Operations NCLB consists of an eleven-member Board of Directors originally appointed by the City Council of the City of Newburgh. Members serve 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.

Madeline Fletcher continued to serve as the Executive Director. Diana Mangaser, a Newburgh resident with undergraduate and graduate degrees in architecture is further building the capacity of the Land Bank. Erin Cousins, MUP, joined NCLB late in 2014 to assist with bookkeeping and other administration activities. Three staff members were added (one full time, two part time) from the community to implement a community agriculture program.

Accomplishments In the fiscal year ending June 30, 2015

NCLB achieved a number of notable accomplishments including: 1) NCLB added over 35 properties to its inventory, which completed the necessary acquisition to achieve the goals of the NYS OAG Community Revitalization Initiative grant. 2) NCLB disposed of the property located at 55 Chambers Street to Habitat for Humanity, who are turning the shell into an affordable homeownership opportunity. 3) NCLB was granted an additional 1.978 million dollars in funding through the NYS Office of the Attorney General Community Reinvestment Initiative. These dollars are being utilized to make targeted investments into properties that lessen the gap between value and cost of rehab and increase the marketability of properties in challenging locations. 4) NCLB occupied its renovated offices 15 Chambers Street. 5) NCLB financed and completed the rehabilitation of 13 Chambers Street, a four story mixed use



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building and identified a buyer, who would also occupy the ground floor commercial space with three affordable apartments above. 6) NCLB identified a purchaser for approximately thirty properties, including a scattered site affordable rental development. 7) NCLB made quarterly public presentations through the Distressed Property Task Force public meetings. 8) Madeline Fletcher presented at numerous graduate classes and conferences on the progress and strategy of the Newburgh Community Land Bank. 9) NCLB participated in conversations and meeting with the NYS Land Bank Association 10) NCLB received a \$200,00 funding award from ESD for the development of food related business projects 11) NCLB received CDBG funding to implement a community agriculture project and added dedicated staff 12) NCLB received a \$250,000 grant to implement a downtown corridor revitalization concept from Central Hudson. 13) NCLB stabilized and abated several properties in its inventory to prepare them for sale.