



Newburgh Community Land Bank Operations and Accomplishments Report

Newburgh Community Land Bank (NCLB) is a New York State non-profit corporation formed pursuant to Article 16 of the New York State Non-Profit Corporation Law. The organization was incorporated on July 6, 2012. Fiscal Year 2012-2013 ending Jun 30, 2013 was its first year of operation. NCLB has filed for and is awaiting 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.

To facilitate the start up and day to day operations of NCLB, the board granted a contract to Madeline Fletcher, who serves as the Consulting Director until such time as the resources are present to formally appoint a staff Executive Director and any necessary support staff. The consulting director was chosen for her unique skill set within the pool of professionals working on the revitalization of the City of Newburgh.

Accomplishments

In the fiscal year ending June 30, 2013, NCLB achieved a number of notable accomplishments including:

- 1) NCLB was the first land bank in New York State to acquire property. On April 3, 2013, NCLB acquired the following property from the City of Newburgh:

13 Chambers Street
15 Chambers Street
55 Chambers Street
197 Lander Street
159 Grand Street
188 Grand Street

At the close of the fiscal year, NCLB was working toward the July 2013 closing for:

50 Chambers Street
59 Chambers Street
130 First Street
183 First Street
185 First Street
187 First Street
29 Lander Street
42 Lander Street
45 Lander Street

- 2) NCLB disposed of the property located at 197 Lander Street on June 28, 2013 to an entity known as Toll Road Manor LLC. The entity and its stakeholders met all adopted policy requirements for a purchase from NCLB. The property returned immediately to the tax rolls and started redevelopment upon transfer following many years of vacancy and abandonment.
- 3) NCLB was granted a NYS Housing & Community Renewal Urban Initiatives Grant for the redevelopment of 13-15 Chambers Street. The funding will be used to redevelop the commercial space in the mixed use building. The facility will house NCLB operations. Other funding was designated to undertake architectural planning for this structure.
- 4) NCLB began work on a land use and market study that will inform the redevelopment decisions in the Land Bank's initial geographic target area.
- 5) NCLB formed a Residential Advisory Committee to help advise the Board of Directors on its actions and decisions and to provide community input and to undertake actions that further the mission of the NCLB. For example, the Resident Advisory Committee led a community-based verification process to determine whether the list of properties believed to be vacant were in fact vacant.
- 6) Madeline Fletcher and Michael Vatter presented at numerous conferences and spoke to several graduate classes on the progress and strategy of the Newburgh Community Land Bank.