

NEWBURGH COMMUNITY LAND BANK

Newburgh Community Land Bank Operations and Accomplishments Report 2014

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 2014 ending Jun 30, 2013 was its second year of operation. NCLB continued to wait 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.

In March 2014, the board hired Madeline Fletcher, who served as the Consulting Director during the 18-month start up period, to serve as Executive Director. Following the advertising of the position and review of resumes, the Board decided that Fletcher's unique skill set as a lawyer and planner with a professional background in housing, qualified her for the position. A second staff person was added to serve as project manager. Diana Mangaser, a Newburgh resident with undergraduate and graduate degrees in architecture is further building the capacity of the Land Bank.

Accomplishments

In the fiscal year ending June 30, 2014 NCLB achieved a number of notable accomplishments including:

1) NCLB added to its inventory:

34 Lander Street
38 Lander Street
48 Lander Street
50 Lander Street
9 South Miller Street
12 South Miller Street
19 South Miller Street
21 South Miller Street
24 South Miller Street
30 South Miller Street
27 South Miller Street
46 South Miller Street
48 South Miller Street
50 Chambers Street
29 Chambers Street
130 First Street
183 First Street
185 First Street
187 First Street

2) NCLB disposed of the property located at 188 Grand Street to Michael Lidgus, who met all disposition policies.

3) NCLB was granted 2.43 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 undertook construction of its offices at 15 Chambers Street.

5) NCLB put together funding for the rehabilitation of 13 Chambers Street, a four story mixed use building and identified a buyer, who would also occupy the ground floor commercial space.

6) NCLB identified a purchaser for 29 Chambers Street and started working on the redevelopment scenario with the buyer.

7) NCLB continued regular meetings with its 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. One of the members became a member of the Board of Directors during the fiscal year.

8) Madeline Fletcher presented at numerous conferences graduate classes on the progress and strategy of the Newburgh Community Land Bank.