

Suffolk County Landbank Corporation Board Meeting
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building
2nd Floor, Planning Library Conference Room
Hauppauge, NY 11788

October 24, 2018

Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Designee for County Executive Steven Bellone
Theresa Ward, Commissioner, SC Dept. of Economic Development and Planning
Hon. Thomas Cilmi - Suffolk County Legislator - District #10
Cara Longworth, Regional Director, Empire State Development
Lora Gellerstein – COS & OPO Suffolk County Legislature

Staff Present:

Sarah Lansdale, President, Suffolk County Landbank Corp.
Dorian Dale, Interim Executive Director, Suffolk County Landbank Corp.
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.
Sanjay Malhotra, Suffolk County Law Department
Matthew Kapell, Project Manager, Suffolk County Landbank
Janet Gremler, SC Dept. of Health Services Coordinator
Brian Petersen, CPA, AVZ
Mikael Kerr, Community Assessment Coordinator SC Landbank Corp.

Other Attendees:

Joseph Gavin, APEX Companies
Walter Parish, NYSDEC

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:30 a.m. There was a quorum of 5 members present.

PUBLIC PORTION

No Speakers Present.

NEW BUSINESS

- Review and Approval of August 15th Meeting Minutes.
Motion to Table made by Theresa Ward; seconded by. Motion approved -0-0.
- Review and Approval of September 14th, 2018 Special Meeting Minutes.
Motion to Table made by Theresa Ward; seconded by Motion approved -0-0

STAFF REPORT

United Way Build Day – Sarah Lansdale

- On Saturday, Nov 17th, the Landbank will be hosting the Andre Bermudez Build Day at 23 Furman Road, East Patchogue. Andre was a driving force behind the Landbank's success. 23 Furman was a zombie

property that the Landbank purchased and partnered with United Way of Long Island to build a net zero energy home.

Tax-Delinquent Brownfield Updates: Inventory Overview – Mikael Kerr

- Nothing has changed to the inventory just one increase in the tax lien payment column, 520 William Floyd Pkwy. Shirley. Property Sold and Tax Liens of \$95,029 Paid off. That brings up the Total Taxes Recouped 2013 – Today: \$6,050,515.
- 2018 Environmental Site Assessments – Phase I ESA - 12 Completed, 2 Pending. Phase II ESA - 1 Completed, 3 In Progress, 1 Pending.
- 1305 S. Strong Ave, Lindenhurst, Commercial and warehouse space. Owner has filed a temporary restraining order on 8/6/2018. Asked the court for a 60 day extension.

Tax-Delinquent Brownfield Updates Pipeline Properties: Investigation / Due Diligence - Mikael Kerr

- Detailed list of the Phase I completed, the list of properties that we are investigating has a yearly cost to County: \$525,544. Total Cost to County To-Date: \$5,019,473.

Tax-Delinquent Brownfield Updates – Properties Currently Being Marketed - Mikael Kerr and Dorian Dale

- 61 Cabot St. and 60 Dale St. in West Babylon, Deal has fallen through, buyer went MIA. We are in the early stages of drafting a new RFP.
- 156 Grant Ave, Islip – DEC Remediation Update: all site clearing and remediation has been completed by the DEC oil spill fund.
- 620 & 628 Shore Rd. Lindenhurst – Phase II work completed. Hoping to market early next year.
- Steck & Philbin Landfill Update – Joseph Gavin from APEX Companies presenting: Started work 10/23/2018 on Phase II. Time line is 6-7 weeks weather permitting.

ARBOR/Zombie Program Updates – Matt Kapell

- **CRI Round 2:** 11 completed- 9 sold to new home owners, 1 donated to habitat, 1 in contact.
- **CRI Round 3:**
 - 23 Furman Ave, East Patchogue (United Way) 90 % complete
 - 38 Magnolia Dr., Mastic – Transfer to Brookhaven 10/26/2018
 - 54 Adams Dr., Central Islip – (United Way) 20% complete, delayed due to title issues.
 - 54 Nicolls Rd., Wyandanch – (LIHP) 15% complete, contractor selected.
 - 55 East Locust St., Central Islip – (LIHP) 5% complete, bidding.
 - 205 New Ave., Wyandanch – (CDCLI) 5% complete, bidding.
 - 227 Calebs Path, Central Islip – (Habitat) In contract to acquire.
 - 44 S. 25th St., Wyandanch – In contract to acquire.
 - 65 East Booker Ave., Wyandanch – (CDCLI) Pending.
 - North 26th St., Wyandanch – (Habitat) Pending.
 - 30th St. & Jamaica Ave., Wyandanch – (United Way) Pending.
 - 106 Irving Pl., Wyandanch – Pending.
 - 114 Longfellow Dr., Mastic – In contract to acquire.
- **CRI Round 3: Updates**
 - Grant Amount: \$1,230,000.00 to be disbursed quarterly
 - Performance Period: 1/10/2017 – 12/31/2018
 - 12 vacant and abandoned bank-foreclosed residential properties as of now we have 19 projected for the end of year.

- 6 rehabilitated and/or newly constructed residential homes sold as affordable housing. 3 to be sold, 3 Transferred to Development Partners
- 12 rehabilitated and/or newly constructed residential homes. We should have 6 done by the end of the year, new construction is taking a lot longer than expected.
- Town of Islip has agreed to wave all permit fees on property within the Town of Islip. Town of Babylon has agreed to the same.
- 8 Phase I and/or Phase II Environmental Site Assessments. As of right now we have 13.

BOARD ACTIONS REQUESTED

- **RESOLUTION SCLBC 2018-16 ACQUISITION OF COUNTY OWNED PROPERTY BY THE SUFFOLK COUNTY LANDBANK – 104A IRVING AVE..**
Motion to approve made by Peter Scully; seconded by Cara Longworth. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2018-17 AUTHORIZING THE NEGOTIATED SALE OF THE PROPERTY AT 5 SUNBURST LN. NORTH BELLPORT**
Motion to approve made by Peter Scully; seconded by Theresa Ward. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2018-18 DESIGNATION OF ADDITIONAL BOARD MEMBER TO BE AUTHORIZED TO SIGN BANK CHECKS**
Motion to table made by Theresa Ward;.
- **RESOLUTION SCLBC 2018-19 ADOPTING FISCAL YEAR 2019 BUDGET**
Motion to approve made by Peter Scully; seconded by Theresa Ward. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2018-20 AUTHORIZING THE DONATION OF PROPERTY AT 38 MAGNOLA DR. MASTIC BEACH**
Motion to approve made By Tom Cilmi; seconded by Peter Scully. Motion approved 5-0-0.

NEXT STEPS

- **The next meeting of the Suffolk County Landbank Corp. Board is Wednesday, December 5, 2018, at 11:30 a.m.**

ADJOURNMENT

Theresa Ward made a motion to adjourn the meeting, *seconded by Peter Scully.*
Meeting adjourned.