

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 25, 2017 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Theresa Ward, Commissioner, SC Dept. of Economic Development and Planning
Peter Scully, Deputy County Executive for Administration, (Designee for County Executive Steven Bellone)
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Thomas Cilmi, Suffolk County Legislator - District 10
Cara Longworth, Executive Director, Empire State Development
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Dorian Dale, Interim Executive Director, Suffolk County Landbank Corp.
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.
Andre Bermudez, Senior Project Manager, Suffolk County Landbank
Matthew Kapell, Suffolk County Dept. of Economic Development and Planning
Janet Gremler, SC Health Dept. Coordinator
Brian Petersen, CPA, AVZ (via telephone)
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Guests:

Pat Johnson, CDCLI
Mike Rosato, Vision Associates
Stephen Tyree, Metro Environmental
Paul Tyree, Metro Environmental
Chris DeLuca, Legislative Aide to Hon. Tom Cilmi
Eric Weinstock, Amec Forster Wheeler

Not Present:

Hon. Rich Schaffer, Supervisor, Town of Babylon
Sarah Lansdale, President, SC Landbank

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:33 a.m. There was a quorum of 5 members present.

PUBLIC PORTION - No Speakers Present.

Theresa Ward made a motion to close the Public Portion; seconded by P.O. DuWayne Gregory. Public Portion was closed.

NEW BUSINESS

Taken out of order:

➤ **Resolution 2017-17 Adopting FY 2018 Budget -**

Motion to approve made by Peter Scully; seconded by P.O. DuWayne Gregory. Motion approved 5-0-0.

- Review and Approval of August 23, 2017 Meeting Minutes.
Motion to approve made by P.O. DuWayne Gregory; seconded by Jason Smagin. Motion approved 3-0-2. Abstentions by Peter Scully and Cara Longworth, who were not present at the August 23, 2017 Meeting.

Leg. Tom Cilmi arrived at 11:42 a.m.

EXECUTIVE DIRECTOR'S REPORT - Andre Bermudez

Tax-Delinquent Brownfield Transaction Updates:

- 3 properties closed since August 23, 2017 Landbank Board Meeting:
Jericho Marine, Liberty Industrial and 1460/1490 Brentwood Rd., Bay Shore
- Old Northport Rd., Kings Park (Steck/Philbin) - Contract negotiations are near complete. Closing will be contingent on the site's acceptance into the DEC's Brownfield Cleanup Plan.
- 1460/1490 Brentwood Rd., Bay Shore - (former gas station) - Tax Lien assignment closed 8/24/17. Buyer now holds title.
- 405 Lakeview Ave., Bayport - Contract being reviewed by buyer.
- 1305 S. Strong Ave., Lindenhurst - Legislative Resolution LOT 7/25/2017. There is litigation against the SC Comptroller pending response from plaintiff, Crescent Group (current owner) and transaction cannot be effectuated until a decision is rendered by NYS Supreme Court Justice Santorelli. Robert Braun, Counsel to the Landbank gave a brief update on the litigation - litigation is still pending Motion to Dismiss.
- 95 Eads St. West Babylon - new proposal being recommended today
- 6 other brownfield properties are currently available and are being marketed.

Tax Delinquent Brownfield Updates - Pipeline Properties - Janet Gremli

- 473 Ocean Ave., C. Islip - Phase II completed
- 3 Garrison Ave. properties - Phase II's completed
- 134 N. 8th St., Lindenhurst - Phase II completed
- 6 warrants signed by the Commissioner - Phase II's pending. Leg. Cilmi raised concerns about Health Dept. personnel (Janet Gremli and other staff members) serving warrants without assistance of law enforcement.

Tax Delinquent Brownfield Updates - New Properties to Market

- 344 Merrick Rd., Amityville
- 1249 St. Louis Ave., Bay Shore
- 711 Harrison Ave., Riverhead
- 134 N. 8th St., Lindenhurst
- Hedges Rd. (Bianchi Weiss), East Patchogue

Lawrence Aviation Site Reuse Feasibility Study Update:

- Most deliverables have been completed
- Draft Final Report was received this week and is being reviewed by staff. Report will be shared with the board in the coming weeks.

ARBOR/ZOMBIE UPDATE - Matt Kapell

- CRI Round 2 Grant funding (11 deliverables to be completed) expires 12/31/2017 - 10 are completed; 1 in construction phase.
 - 44 and 50 Magnolia St, Central Islip are completed and are currently being marketed. 44 Magnolia is pending contract execution.
 - 725 Scherger Ave., E. Patchogue, and 604 Doane Ave., N. Bellport - both completed and are being marketed.
 - 495 Ralph Ave., C. Islip - in construction phase.
- CRI Round 3 Grant funding to expire 12/31/2018. 12 houses to be rehabbed or constructed.
 - 23 Furman Ave., E. Patchogue - .permitting stage

- 9 Ditmas Ave., Mastic, 41 Arrowhead Dr., Shirley, 54 Adams Dr., Central Islip -in contract to acquire through donation
- 507 Donegan Ave., E. Patchogue - Pending transfer to Habitat with Board's approval

PRESENTATION BY CDCLI

Pat Johnson, VP, Resident Services and Asset Management, was present to answer any questions Landbank members may have with regard to Resolution 2017-18 and 2017-19, both of which are on today's agenda. Ms. Johnson gave a brief Power Point Overview of CDCLI's Rent to Own Program and how it might be a viable option to the SC Landbank, should a traditional buyer not be found. The rent-to-own option would allow a potential buyer to occupy the home with the goal of purchasing the property within the next three years while improving their credit rating, building savings, and become eligible for mortgage financing.

BOARD ACTIONS REQUESTED

- RESOLUTION 2017-18 - AUTHORIZING THE NEGOTIATED SALE OF 725 SCHERGER AVE., EAST PATCHOGUE
Motion to approve made by Peter Scully; seconded by Hon. Thomas Cilmi. Motion approved 6-0-0.
- RESOLUTION 2017-19 - AUTHORIZING THE NEGOTIATED SALE OF 604 DOANE AVE, NORTH BELLPORT
Motion to approve made by Cara Longworth; seconded by P.O. DuWayne Gregory. Motion approved 6-0-0.

EXECUTIVE SESSION

12:25 p.m.- *Motion made by Theresa Ward to enter into Executive Session; seconded by Jason Smagin. Motion approved 6-0-0.*

12:30 p.m.- *Motion made by Jason Smagin to come out of Executive Session; seconded by Theresa Ward. Motion approved 6-0-0.*

BOARD ACTIONS REQUESTED - (Cont'd.)

- RESOLUTION 2017-20 - AUTHORIZING THE NEGOTIATED SALE OF TAX LIENS ON 95 EADS ST., WEST BABYLON
Motion to approve made by Peter Scully; seconded by Jason Smagin. Motion approved 6-0-0.
- RESOLUTION 2017-21 - AUTHORIZING THE TRANSFER PURSUANT TO DEVELOPMENT AGREEMENT OF 507 DONEGAN AVE., EAST PATCHOGUE
Motion to approve made by Jason Smagin; seconded by Theresa Ward. Motion approved 6-0-0.
- RESOLUTION 2017-22 - AUTHORIZING ACCEPTANCE OF GRANT AWARD FROM LISC
Motion to approve made by Jason Smagin; seconded by Peter Scully. Motion approved 5-0-1. Abstention by Cara Longworth.

NEXT STEPS

- The next meeting of the Suffolk County Landbank Corp. Board is scheduled for December 6, 2017 at 11:30 a.m.

ADJOURNMENT

Theresa Ward asked for a motion to adjourn the meeting.

Motion made by Jason Smagin; seconded by Theresa Ward. Meeting adjourned at 12:33 p.m.