

Suffolk County Landbank Program
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building – 1st Floor
Media Room # 182
Hauppauge, NY 11788-0099

December 16, 2015 at 10:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

K. Kelly Morris, Deputy Executive Director, SC IDA (Alternate Director for County Executive Steven Bellone)
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Maria Barbara, Designee for Legislator Tom Cilmi, District 10
Joanne Minieri, Deputy County Executive and Commissioner, SCEDP
Cara Longworth, Executive Director, Empire State Development
Anna Throne-Holst, Supervisor, Town of Southampton
Jason Smagin, Acting Director of Real Property Acquisition and Management, SC EDP

Staff Present:

Amy Keyes, Executive Director, Deputy Commissioner, SC EDP
Sarah Lansdale, President, Director of Planning, SC EDP
Robert Braun, Lead Counsel, SC Dept. of Law
Brian Petersen, AVZ
Andre Bermudez, Senior Project Manager, SC EDP
Janet Gremli, SC Health Dept. Coordinator
Colleen Badolato, Secretarial Asst., SC EDP
Michael Maraviglia, Division of Water Quality
Rosemarie Pforr, SC Division of Workforce Housing and Community Development

CALL TO ORDER

The Landbank Board meeting was called to order by Commissioner Joanne Minieri, at 10:35 a.m. There was a quorum present.

PUBLIC PORTION - No speakers present

NEW BUSINESS:

Review and Approval of Minutes - October 14, 2015 meeting. It was noted that there was one technical correction to date of Minutes of September 19, 2015 meeting; should read September 16, 2015.

Request for Motion to approve with one technical correction by Commissioner Joanne Minieri.

- *Motion made by Kelly Morris, seconded by Jason Smagin. Motion Approved 5-0-0.*

PO Gregory arrived at 10:40 a.m.

Supervisor Throne-Holst arrived at 10:43 a.m.

Commissioner Minieri noted that this was Supervisor Throne-Holst's last meeting and thanked her for all her endeavors on behalf of the SC Landbank Corp.

Supervisor Throne-Holst announced that Supervisor Rich Schaeffer, Vice-Chair of the Regional Supervisor's Association, would be acting in her stead and will be available to the SC Landbank should we need him until another

designee is appointed to the Regional Supervisor's Association.

EXECUTIVE DIRECTOR'S REPORT

1. Update - Brownfield Parcel Status - Sarah Lansdale

- Payments to SC Treasurer's Office have resulted in 42 properties with Paid in Full status, bringing payment totals to an estimated \$4.5 million since 2013.
- NWCO Route 347 and Terryville Rd, Port Jefferson Station - Paid in Full - \$278,141.
- 144 total parcels that Landbank is looking at via SC Brownfields Interagency Workgroup
- 2 new parcels added to "payment plan" status.
- 55 properties not in payment status at this time and available to the Landbank.
- Phase II ESA reports completed on 415 Munsell Rd, E. Patchogue, 65 Commack Rd., Mastic Beach, and 1461 Straight Path, Wyandanch.
- **Marketing and Disposition Process**
Met with Town and County representatives for input on the draft Request for Proposals (RFP) to market 8 brownfield parcels.
- **NYS DEC MOU Status**
 - A blanket agreement with NYS as to a formula for revenue sharing and clearance of environmental liens on DEC remediation sites which would expedite the transfer process and avoid lengthy negotiations on individual sites.
 - An agreement limiting the SCLBC's environmental liability on acquired sites would allow the SCLBC to take title to sites directly, expediting the process further.
 - Currently negotiating specific provisions of agreement with DEC representatives.
- **Legislative Update**
 - SCLBC Local Law Amendment - Redemption Periods**
 - Resos. 854 and 853 signed into law 10/26/2015
 - SCLBC Local Law Amendment - Proposed SC Legislation**
 - Proposed amendment to Local Law 18-2012 enables a working capital fund of no greater than \$500,000 from the proceeds of sale on tax-delinquent brownfields properties and liens, providing sustainability to Landbank brownfield program.
 - Retains same provision for repayment to Suffolk County staff, resources, and tax liens, as in original law, for tax-delinquent brownfields proceeds of sale beyond the \$500,000 fund.
 - S05777 and A07911**
 - Signed into law 10/26/15
 - Gives Land Banks an exemption from Clerical filing fees
 - Indicates that Land Banks are not subject to Section 2897 of Public Authorities Law in the governance of property dispositions by Land Banks.

Additional Updates

- **SC Comptroller update**
 - Met with Comptroller Kennedy and Treasurer Paul regarding tax deed transfer process
 - Reconvening in January 2016 to discuss next steps in memorializing this process
- **Superfund Strategy**
 - Review of Superfund inventory in process, including NYSDEC, USEPA, and SC Attorney
 - Outreach to Town Assessors
 - Working with SCLBC Environmental Counsel Dale Desnoyers
 - Superfund committee to convene a meeting in January 2016

Update on Residential Rehab (Zombie) Program - Amy Keyes

- 6 Lawrence Drive, Sound Beach (LIHP) - under construction
- 4 Sinclair St., Mastic (LIHP) - under construction
- 20 School St., Lake Ronkonkoma (CDC-LI) - construction starting shortly
- 104 Mastic Blvd., Mastic (Habitat for Humanity) -

- 495 Pinelawn Ave., Copiague (CDC-LI) - Pre-construction
- Andre Bermudez Update** - Landbank awarded 2 grants through CFA process for 1 project combined for Phase I and Phase II ESA's in Riverhead and Riverside - Total \$47,000.
- Andre Bermudez and Michael Maraviglia are working together on a \$1,000,000 grant fund through the EPA due Friday, Dec. 18, 2015.

PO Gregory was called away from the room at 11 a.m. prior to votes.

BOARD ACTIONS REQUESTED

- **Resolution 2015-18 – Authorizing the Executive Director to enter into renewed service contracts with previously contracted firms**
Motion to Approve by Anna Throne-Holst; seconded by K. Kelly Morris. Motion approved 6-0-0.
- **Resolution 2015-19 - Re-adopting Official Policies**
Motion to Approve by Jason Smagin; seconded by Anna Throne-Holst. Motion approved 6-0-0.
- **Resolution 2015-20 - Electing Officers for the Suffolk County Landbank Corp.**
Motion to Approve by Cara Longworth; seconded by Anna Throne-Holst. Motion approved 5-0-0.
- **Resolution 2015-21 - Authorizing the Acceptance of Grant Funds from NYS CFA Round V -**
Motion to Approve by Joanne Minieri; seconded by K. Kelly Morris. Motion approved 5-0-1.
 - *Abstention by Cara Longworth*

ADJOURNMENT

Commissioner Minieri asked for a motion to adjourn the meeting at 11:17 a.m.
Motion made by Supervisor Anna Throne-Holst; seconded by Cara Longworth.

The next meeting of the Landbank Board is tentatively scheduled for Wednesday, February 17, 2016 at 10:45 a.m. at the H. Lee Dennison Bldg., Hauppauge. Room location to be determined.