

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

December 5, 2018 at 11:30 a.m.

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. DuWayne Gregory, Presiding Officer, Suffolk County Legislature  
Hon. Rich Schaffer - Supervisor, Town of Babylon  
Hon. Thomas Cilmi - Suffolk County Legislator - District #10  
Cara Longworth, Regional Director, Empire State Development  
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, President, Suffolk County Landbank Corp.  
Dorian Dale, Suffolk County Landbank Corp.  
Sanjay Malhotra, Counsel, Suffolk County Dept. of Law  
Janet Gremli, SC Dept. of Health Services Coordinator  
Matthew Kapell, Project Manager, Suffolk County Landbank  
Mikael Kerr, Project Coordinator, Suffolk County Landbank Corp.  
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Guests:

Rick Wertheim, United Way of Long Island

Not Present:

Robert Braun, Lead Counsel, Suffolk County Landbank Corp.

**CALL TO ORDER**

The Landbank Board meeting was called to order by Theresa Ward, at 11:35 a.m. There was a quorum present..

**PUBLIC PORTION** - No requests for public comment were made during the Public Portion.

**NEW BUSINESS**

**Review and Approval of Minutes:**

- **August 15, 2018 Meeting**  
*Motion to approve made by Hon. Thomas Cilmi; seconded by Jason Smagin. Motion approved 6-0-1 abstention by Peter Scully.*
- **September 14, 2018 special meeting**  
*Motion to approve made by Hon. Thomas Cilmi; seconded by Theresa Ward. Motion approved 6-0-1 abstention by Cara Longworth.*
- **October 24, 2018**  
*Motion to approve made by Theresa Ward. Motion approved 6-0-1 abstention by Jason Smagin.*
- **March 28, 2018 Audit and Finance Committee Meeting (There was no quorum)**

Motion to approve made by P.O. DuWayne Gregory; seconded by Jason Smagin. Motion approved 3-0-0.

## **STAFF REPORT - Sarah Lansdale**

### **Rick Wertheim of United Way of Long Island discussed the partnership between United Way and the SC Landbank; and gave highlights of the "Andre Bermudez Build Day" at 23 Furman Ave., E. Patchogue.\***

- 1<sup>st</sup> drainable driveway installed with assistance of the volunteers
- Advanced septic system installed
- 1<sup>st</sup> Net Zero energy home - all electric heating, cooling, ventilation, cooking and hot water all off of heat pumps with latest technology. Panasonic Corp. partnered with United Way to demonstrate their latest technology on how to do heating and cooling off of a semi-commercial heat pump system that's going to run entirely off of 9.6kw of solar.
- Ability for a car-charging station = zero transportation costs
- Going forward projects built for the SC Landbank will be Dept. of Energy Certified zero energy ready homes.
- Peter Scully noted that the Community was delighted to see the home being rehabilitated as it had become a blight to the neighborhood.
- YouthBuild Program- This is a demonstration home for everything that it's able to produce as far as training, awareness, education. United Way has a 5,000sf training center called the E3 Smartbuild Center in Deer Park. Congressman Israel gave \$1mil to seed that Center; and he was looking to create a green collar workforce. These homes are used as their on-the-job training. The YouthBuild program is for 18-24 yr. olds; and Vets Build program is for returning veterans from Afghanistan and Iraq.

***\*What made the day special was that Andre's wife and children were there to help. Andre's daughters' handprints were put into the concrete walkway at entry to the house.***

### **Tax Delinquent Inventory and Lien Payment Updates - Mikael Kerr**

- \$6,050,515 million in back taxes have been collected since 2013.
- 520 William Floyd Parkway, Shirley - property sold and Tax Liens of \$95,029 paid off

### **All Landbank List (Do Not Take) Tax Lots - 169**

- Sold or Pending Sale - 12 Tax Lots
- Eligible and being investigated or marketed - 40 Tax Lots
- Lawrence Aviation Federal Superfund Site - 8 Tax Lots
- Either paid in full or being paid in installments - 94 Tax Lots
- Other type of status (i.e. legal or marketability issues preventing sale) - 15 Tax Lots

### **Pipeline Propertie: Investigation/Due Dilligence**

- Phase I's pending - 2
- Phase I's completed - 13
- Phase II's in progress - 2
- Phase II's completed - 3

### **Tax-Delinquent Brownfield Transaction Updates - Dorian Dale**

#### **Pending Sales:**

- 1305 S. Strong Ave., Lindenhurst - Sale price \$325,000. Owner has filed a temporary restraining order on 8/6/18 to prohibit the transfer of title to the new owner and has asked for a 60-day extension. The matter has been referred to Judge Santorelli. A second associated lawsuit has been filed. There is no finite timeline at this point.

### **Tax Delinquent Brownfield Updates - Pipeline Properties - Janet Gremli**

- 628 Shore Rd., Lindenhurst - Phase II completed - vacant lot used for boat and car storage - no contamination found
- 620 Shore Rd., Lindenhurst - Phase II completed - repair shop - only issue is a soil gas vapor issue that can be corrected by removing the building or put in a sub-slab depression system. Per property owners, they expect to pay back taxes by the end of the year.

- **Note to Staff:** 10 Fairview Ave., Smithtown - Per Peter Scully, there is an access issue with the property and may not be marketable. Landbank staff should look into this matter.

**Properties currently being marketed:**

**Update by Dorian Dale:**

- 753 Long Island Ave. - 2 credible proposals received and should have a decision by next meeting.

**Phase II ESA Update on 225 Pulaski Rd. Riverhead - Mikael Kerr**

- 225 Pulaski Rd., Riverhead - Phase II in progress - funded with State money, NYSDEC Cleanup Ongoing - field work complete and full report in progress. Some underground storage issues.

**Phase II ESA Update on Steck and Philbin Landfill - Mikael Kerr**

- Vegetation Clearing complete
- 13 soil borings installed in previous (1994) excavation areas (8-15 ft),
- New soil borings to 30ft. so far
- Ground water monitoring wells to be installed at the end of December
- Excavation of new test pits currently underway
- Soil sample collection is underway
- Draft report due by end of 2018
- Full report should be completed by the end of January 2019

**156 Grant Ave., Islip - DEC Remediation Update - Janet Gremli:**

- Collaboration with County, Landbank and NYS DEC. Remediation was done through the NYS DEC Oil Spill Fund. Report is currently with the DEC. Tax delinquent for 23 years. Town of Islip did demolition on the only structure remaining on the site. No asbestos found in the building. Cost for demo will be on 2020 tax bill.

**Updates on sold properties:**

- 95 Eads St, W. Babylon - remediation completed. Waiting for DEC to sign off on dioxin issue with bag houses
- 405 Lakeview Ave., Bayport - remediation completed - County has signed off and awaiting closure report

**ARBOR/ZOMBIE UPDATE - Matt Kapell**

➤ **CRI Round 2:**

- 10 properties completed, sold to new homeowners and 1 donated to Habitat for Humanity.

➤ **CRI Round 3: Performance Period: 1/10/17-12/31/18 - 12 Houses (acquired 19)**

➤ **Grant Amount: \$1,230,000.00 to be disbursed quarterly**

➤ **6-month extension granted by Enterprise**

➤ **Updates:**

- 59 Pace Ave., Bellport - Acquired 3/5/18, (CDCLI), completed and in contract
- 23 Furman Ave., E. Patchogue -(United Way) - construction 90% complete
- 5 Sunburst Ln, Bellport - Acquired - (LIHP), under construction 70% complete
- 54 Adams Dr., CI - (United Way) - demo complete - delayed due to title issues
- 54 Nicolls Rd., Wyandanch (LIHP) - 25% complete, under construction
- 41 Arrowhead Dr., Shirley - Acquired 11/10/17, (United Way) - currently in permitting/planning stage
- 55 East Locust St., CI - (LIHP) 5% complete - in bidding process
- 60 Mill Drive, Mastic w/Town of Brookhaven - Town is acting as developer
- 205 New Ave. Wyandanch - donation (CDCLI) - in bidding process
- **Received Round IV funding through OAG for \$1.3 million over 2 years.**

**Pipeline properties for Round IV**

- 44 S. 25<sup>th</sup> St., Wyandanch, - Donation + \$20,000 - closing on acquisition w/CDCLI 12/5/2018
- North 26<sup>th</sup> St., Wyandanch, County-owned empty lot being donated to Habitat for Humanity
- 30<sup>th</sup> St. & Jamaica Ave., Wyandanch (United Way) - new construction
- 106 Irving Pl., Wyandanch - County-owned (CDCLI) Rehab/Resale

- 114 Longfellow Dr., Mastic - (NCST) Donation + \$20,000

### **BOARD ACTIONS REQUESTED**

- **RESOLUTION SCLBC 2018-18 - DESIGNATION OF ADDITIONAL BOARD MEMBER AS AUTHORIZED BANK SIGNATORY**  
*Motion to Approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 6-0-1. Theresa Ward abstained.*
- **RESOLUTION SCLBC 2018-21 - ELECTION OF OFFICERS FOR THE 2019 FISCAL YEAR**  
*Motion to Approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.*
- **RESOLUTION SCLBC 2018-22 - READOPTING OFFICIAL POLICIES**  
*Motion to Approve made by Hon. Thomas Cilmi; seconded by Theresa Ward. Motion approved 7-0-0.*
- **RESOLUTION SCLBC 2018-23 - AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO RENEWED SERVICE CONTRACTS WITH PREVIOUSLY CONTRACTED FIRMS**  
*Motion to Approve made by Hon. Thomas Cilmi; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.*
- **RESOLUTION SCLBC 2018-24 - AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM ENTERPRISE COMMUNITY PARTNERS, INC.**  
*Motion to Approve made by Jason Smagin; seconded by Hon. Thomas Cilmi. Motion approved 7-0-0.*
- **RESOLUTION SCLBC 2018-25 - AUTHORIZING THE DISBURSEMENT OF DONATION FUNDS.**  
*Motion to Approve made by Peter Scully; seconded by Hon. Thomas Cilmi. Motion approved 7-0-0.*

### **NEXT STEPS**

- **Certificate of Incumbency for Enterprise signed by each SC Landbank Board Member.**
- **The next meeting of the Suffolk County Landbank Corp. Board to be determined in 2019.**

### **ADJOURNMENT**

Theresa Ward asked for a motion to adjourn. Motion made by Leg. Thomas Cilmi; seconded by Jason Smagin.  
*Meeting adjourned at 12:10 p.m.*