

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

February 14, 2018 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
Maria Barbara - Designee for Hon. Thomas Cilmi, Suffolk County Legislator - District 10
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning

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.
Matthew Kapell, Project Manager, Suffolk County Landbank
Janet Gremler, SC Health Dept. Coordinator
Brian Petersen, CPA, AVZ
Mikael Kerr, Americorps/SCLBC
Michael Maraviglia, Suffolk County Dept. of Economic Development and Planning
Justin Hornung, Suffolk County Dept. of Economic Development and Planning
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Not Present:

Hon. Richard Schaffer, Babylon Town Supervisor
Cara Longworth, Executive Director, Empire State Development

Guest

Jeff Davoli, AVZ

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.

Theresa Ward, Chair of the SCLBC, paid tribute to Andre Bermudez for his tireless work on the SC Landbank and what an incredible asset he was to the Landbank membership and staff.

PUBLIC PORTION - No Speakers Present.

NEW BUSINESS

- Review and Approval of December 6, 2017 Meeting Minutes.
Motion to approve made by Peter Scully; seconded by Theresa Ward. Motion approved 5-0-0.

EXECUTIVE DIRECTOR'S REPORT - Sarah Lansdale and Dorian Dale

Sarah acknowledged the incredible team that has been pulled together and is continuing the great work that Andre was an integral part of prior to his sudden passing.

Matt Kapell - doing the day-to-day of all things Landbank

Mikael Kerr (Americorps) - an incredible asset, assisting in any way he can

Dorian Dale - assuming the role of closing on all brownfields transactions

Janet Gremler - continuing the excellent work on spearheading Phase I's and II's; and has been integrated into the team even more in the past month providing continual assistance and insight into environmental clean-ups.

Michael Maraviglia - point person with the DEC and is working on Superfunds sites

Justin Hornung - working on Zombie program and facilitating the acquisition of homes

Brian Peterson (AVZ) - helped with grant reports and accounting duties that were due in the weeks following Andre's passing. Brian helped sort through all the numbers and assisted with accounting duties that were due at the beginning of the new year.

Tax-Delinquent Brownfield Transaction Updates:

- Old Northport Rd., Kings Park (Steck/Philbin) - still in contract negotiations
- 405 Lakeview Ave., Bayport - Pending transfer of tax lien to buyer
- 1305 S. Strong Ave., Lindenhurst - NYS Supreme Court decided in our favor, transaction can move forward after time for filing notice of appeal expires.
- 95 Eads St. West Babylon - Pending transfer of tax lien to buyer.
- 1600 5th Ave., Bay Shore - Pending transfer of tax lien to buyer. Closing scheduled for February 16, 2018.

Tax Delinquent Lien Payment Updates

- 1249 St. Louis Ave., Bay Shore - tax liens being paid in installments - \$93K received by County
- 33 Dixon Ave., Copiague (Action Anodizing Site) - Property reportedly sold, and tax liens of \$492K paid off. EPA cleanup/removal underway since early 2017.
- 41965 Route 25, Peconic - Tax liens being paid in installments, \$14,500 received by County so far.
- 711 Harrison, Riverhead - Tax liens being paid, \$65K received by County so far

All Landbank List (Do Not Take) Tax Lots - 158

- Sold or Pending Sale - 13 Tax Lots
- Eligible and being investigated or marketed - 31 Tax Lots
- Lawrence Aviation Federal Superfund Site - 8 Tax Lots
- Either paid in full or being paid in installments - 92 Tax Lots
- Other type of status (i.e. legal or marketability issues preventing sale) - 14 Tax Lots

Tax Delinquent Brownfield Updates - Pipeline Properties - Janet Gremler

- Phase II's completed on all pipeline sites with the exception of a Riverhead site and St. James site. We are hoping to get the Riverhead Town police to coordinate with us to do the next warrant there.
- 225 Pulaski St., Riverhead - Warrant pending - trying to get cooperation from Town of Riverhead Police for assistance with site access
- 753 Middle Country Rd., St. James - Warrant issued - Phase II pending, waiting for weather to break (March)
- Phase II's received on 61 Cabot St. and 60 Dale St, W. Babylon

Tax Delinquent Brownfield Updates - New Properties to Market

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

- Dorian Dale is spearheading updating our website to make it easier for potential buyers to navigate and access information and understand which properties are being marketed.
- Mikael Kerr gave a brief overview of his outreach efforts to notify folks in the relevant industries and adjacent property owners, as well as expanding marketing to a number of listing websites.

ARBOR/ZOMBIE UPDATE - MATT KAPELL

- **CRI Round 2:**
 - 44 Magnolia St, Central Islip - closing on 2/14/18.
 - 50 Magnolia St., Central Islip - in contract
 - 495 Ralph Ave., C. Islip - still in construction phase.
 - 725 Scherger Ave., E. Patchogue - currently in contract
 - 604 Doane Ave., N. Bellport - currently in contract
- **CRI Round 3:**
 - 23 Furman Ave., E. Patchogue (United Way) - variance approved and construction has begun
 - 9 Ditmas Ave., Mastic, - to be transferred to Habitat for Humanity
 - 41 Arrowhead Dr., Shirley - Acquired 11/10/17, transferred to United Way
 - 54 Adams Drive, Central Islip - transferred to United Way
 - 507 Donegan Ave., E. Patchogue - acquired 10/20/17 - in contract to transfer to Habitat for Humanity
 - 5 Sunburst Ln (LIHP) and 59 Pace Ave.(CDC), Bellport - Sale to Landbank in contract. These 2 properties will be rehabs.

BOARD ACTIONS REQUESTED

- RESOLUTION 2018-01 - SELECTION OF COMMUNITY HOUSING DEVELOPMENT AGENCIES
Motion to approve made by Peter Scully; seconded by Jason Smagin. Motion approved 5-0-0.
- RESOLUTION 2018-02 - AUTHORIZING THE SCLBC EXECUTIVE DIRECTOR TO ENTER INTO AN UPDATED CONTRACT WITH ALBRECHT, VIGGIANO, ZURECK & COMPANY
Motion to approve made by Peter Scully; seconded Jason Smagin. Motion approved 5-0-0.

NEXT STEPS

- **The next meeting of the Suffolk County Landbank Corp. Board is Wednesday, March 28, 2108 at 11:30 a.m..**

ADJOURNMENT

Theresa Ward asked for a motion to adjourn the meeting.

Motion made by Peter Scully; seconded by Jason Smagin. Meeting adjourned at 12:00 p.m.