

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

March 28, 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
Hon. Thomas Cilmi - Suffolk County Legislator - District #10
Hon. Rich Schaffer - Supervisor, Town of Babylon
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, Interim Executive Director, Suffolk County Landbank Corp.
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.
Matthew Kapell, Project Manager, Suffolk County Landbank
Janet Gremli, SC Dept. of Health Services Coordinator
Brian Petersen, CPA, AVZ
Stephanie Handel, CPA, Sheehan & Co.
Mikael Kerr, Americorps/SC Landbank Corp.
Michael Maraviglia, Suffolk County Dept. of Economic Development and Planning
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:32 a.m. There was a quorum of 6 members present.

PUBLIC PORTION - No Speakers Present.

NEW BUSINESS

- Review and Approval of February 14, 2018 Meeting Minutes.
Motion to approve made by Hon. Rich Schaffer; seconded by P.O. Gregory. Motion approved 5-0-1. Cara Longworth abstained as she was not present at the February 14, 2018 meeting.
- Request for Motion to take Resolution SCLBC #2018-03 Out of Order.
Motion made by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 6-0-0.
RESOLUTION SCLBC # 2018-3 -ACCEPTING FY2017 AUDITED FINANCIAL STATEMENTS
Motion to accept Resolution 2018-3 made by Hon. Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 7-0-0.

Leg. Thomas Cilmi arrived at 11:35.

STAFF REPORT

Tax-Delinquent Brownfield Transaction Updates - Dorian Dale

- 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. Conferred with SCDHS for remediation requirements.
- 1600 5th Ave., Bay Shore - Closed on February 21, 2018 for \$343,000. This property was in tax arrears for 21 years.

Tax Delinquent Lien Payment Updates - Mikael Kerr

- 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
- 175 Brook Ave., Deer Park - Tax liens of \$79K paid off and property to be sold by owner

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

- Sold or Pending Sale - 12 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) - 15 Tax Lots

Tax Delinquent Brownfield Updates - Pipeline Properties - Janet Gremli

- 175 Brook Ave - Tax Lien paid in full - No Phase II, but still on County Health Departments radar. Still needs remediation work.
- 1249 St. Louis Ave., Bay Shore - Phase II Completed/Tax payment plan, not pursuing.
- 711 Harrison Ave., Riverhead - Phase II Completed/Tax payment plan, not pursuing
- 225 Pulaski St., Riverhead - Warrant issued- Phase II Pending
- 753 Middle Country Rd., St. James - Tax payment plan as of 2018 - Not pursuing
- ESO Sycamore Ave., Islandia - owner signed access agreement/Phase II pending/NYSDEC remediation pending

New Request for Proposals (RFP) - 13 + Properties currently being marketed

- New Request for Proposals to be issued Tuesday, April 3, 2018
- Informational Webinar (Non-Mandatory) - Tuesday, April 24, 2018
- Technical Questions Due - Friday, May 4, 2018
- Proposal Due Date - Friday, May 11, 2018.

ARBOR/ZOMBIE UPDATE - Matt Kapell

- **CRI Round 2:**
 - 44 Magnolia St, Central Islip - Closed on 2/23/18.
 - 50 Magnolia St., Central Islip - in contract with 80% AMI qualified buyer.
 - 495 Ralph Ave., C. Islip -Acquired 7/24/17 - currently being marketed.
 - 725 Scherger Ave., E. Patchogue - currently in contract with 80% AMI qualified buyer
 - 604 Doane Ave., N. Bellport - currently in contract with 80% AMI qualified buyer
- **CRI Round 3: Performance Period: 1/10/17-12/31/18 - 12 Deliverables**
Grant Amount: \$1,230,000.00 to be disbursed quarterly
 - **\$200,000 reprogrammed to do 8 additional Phase I's and Phase II's**
 - 23 Furman Ave., E. Patchogue (United Way) - variance approved and construction has begun
 - 9 Ditmas Ave., Mastic, - Acquired 10/20/17 - pending transfer to Habitat for Humanity

- 41 Arrowhead Dr., Shirley - Acquired 11/10/17, partnering with United Way - currently in permitting stage
- 54 Adams Drive, Central Islip - Acquired 8/31/17, transferred to United Way
- 507 Donegan Ave., E. Patchogue - acquired 10/20/17 - pending transfer to Habitat for Humanity
- 5 Sunburst Ln, Bellport - Acquired - partnering with LIHP, predevelopment stage
- 59 Pace Ave., Bellport - Acquired 3/5/18, partnering with CDCLI, predevelopment stage w/construction scheduled to begin April 1, 2018.

Hon. Rich Schaffer left meeting at 11:55 a.m.

BOARD ACTIONS REQUESTED

- **RESOLUTION SCLBC 2018-04 - UPDATING OF PRE-QUALIFIED VENDOR LIST FOR ENVIRONMENTAL CONSULTANTS**
Motion to approve made by Jason Smagin; seconded by Peter Scully. Motion approved 6-0-0.

NEXT STEPS

- **The next meeting of the Suffolk County Landbank Corp. Board is Wednesday, May 23, 2108 at 11:30 a.m..**

ADJOURNMENT

Theresa Ward asked for a motion to adjourn the meeting at 12:00 p.m.
Motion made by Jason Smagin; seconded by Theresa Ward. Meeting adjourned.