

**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**

March 29, 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 (Designee for County Executive Steven Bellone)  
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature  
Hon. Tom Cilmi, Suffolk County Legislator - District 10  
Hon. Richard Schaffer, Supervisor, Town of Babylon  
Cara Longworth, Executive Director, Empire State Development  
Jason Smagin, Acting Director of Real Estate, SC Dept. of Economic Development and Planning

**Staff Present:**

Amy Keyes, Executive Director, Suffolk County Landbank Corp.  
Sarah Lansdale, President, Suffolk County Landbank Corp.  
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.  
Andre Bermudez, Senior Project Manager, Suffolk County Landbank  
Brian Petersen, CPA, AVZ  
Stephanie Handel, Sheehan and Company, CPA  
Janet Gremler, SC Health Dept. Coordinator  
Colleen Badolato, Secretarial Asst., SC EDP  
Michael Maraviglia, Div. of Water Quality, SC EDP  
Conor Moore, Suffolk County Landbank Corp.

**Guests:**

Rick Wertheim, United Way of Long Island

**CALL TO ORDER**

The Landbank Board meeting was called to order by Theresa Ward, at 11:30 a.m. There was a quorum present (7 members)

**PUBLIC PORTION**

**Rick Wertheim, United Way of LI** - Gave an overview of "Zero Energy Ready Home Program" concept of "Attainable Housing" and how this process might fit in to the SCLBC. These homes are near zero or net zero in their energy consumption; and have the ability to be plug and play for the future (prebuilt to accept solar, solar thermal, any sort of renewables built on the standard of building a super tight building enclosure). United Way will be introducing a Healthy Home campaign this Spring.

➤ *Public Portion closed at 11:37 a.m.*

**NEW BUSINESS**

- **Review and Approval of December 21, 2016 Meeting Minutes.**  
*Motion to approve made by Hon. Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 6-0-1. One abstention by Peter Scully who was not present at the December 21, 2016 meeting.*

#### **EXECUTIVE DIRECTOR'S REPORT - Amy Keyes**

- Received a new grant from OAG's Community Revitalization Initiative (Round III) for \$1.23 million, which will be split between brownfields and zombies for Phase I's and Phase II's and to set up a pilot revolving loan fund.
- Requested and have received approval from OAG's office to extend other rounds of grant funding CRI's Round I - brownfields and Round II - zombies.
- \$279,000 remaining in brownfields pot to spend down before the end of the year and \$314,000 remaining in zombies to spend down before end of the year.
- Closed 1<sup>st</sup> Brownfield tax lien sale - Jericho Marine for \$120,000, which was 25 years in tax default. Total proceeds to the County and the SC Landbank were \$65,000 per MOU with NYS DEC.
- Liberty Industrial - closing imminent (end of April)
- Former gas station, Brentwood Rd. in Bay Shore - \$150,000 offer from the Habibians.
- Steck and Philbin - On March 28, 2017 SC Legislature approved resolution authorizing a different end use.
- Other sites will be included in next RFP, which should be ready for release on May 1, 2017.

#### **BOARD ACTIONS REQUESTED**

- **RESOLUTION 2017-01 - APPOINTING SECRETARY FOR THE SUFFOLK COUNTY LANDBANK CORP. (Theresa Ward)**  
*Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 6-0-1. Theresa Ward Abstained.*
- **RESOLUTION 2017-02 - ACCEPTING FY2016 AUDITED FINANCIAL STATEMENTS.**  
*Motion to Approve by Peter Scully; seconded by Theresa Ward. Motion approved 7-0-0.*
- **RESOLUTION 2017-03 - AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM ENTERPRISE COMMUNITY PARTNERS, INC.**  
*Motion to Approve by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.*
- **RESOLUTION 2017-04 - AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH APPROVED PROPERTY PRESERVATION AND LANDSCAPING SERVICES VENDORS**  
*Motion to Approve by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.*
- **RESOLUTION 2017-05 - AUTHORIZING A CONTRACT EXTENSION WITH THE NYS OFFICE OF THE ATTORNEY GENERAL**  
*Motion to Approve by Peter Scully; seconded by Jason Smagin. Motion approved 7-0-0.*
- **RESOLUTION 2017-06 - AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH TOWN OF BROOKHAVEN**  
*Motion to Approve by Hon. Rich Schaffer; seconded by Hon. DuWayne Gregory. Motion approved 7-0-0.*
- **RESOLUTION 2017-07 - AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CO-DEVELOPMENT AGREEMENT WITH UNITED WAY OF LONG ISLAND HOUSING DEVELOPMENT CORPORATION.**  
*Motion to Approve by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.*

#### **ADJOURNMENT**

*Theresa Ward asked for a motion to adjourn the meeting. Motion made by Hon. Rich Schaffer; seconded by Jason Smagin. Meeting adjourned at 12:18 p.m.*

*The next meeting of the Suffolk County Landbank Corp. Board of Directors is May 24, 2017 at 11:30 a.m.*