

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

June 28, 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  
Maria Barbara, Designee for Hon. Tom Cilmi, Suffolk County Legislator - District 10  
Cara Longworth, Executive Director, Empire State Development  
Jason Smagin, Acting Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, Executive Director, Suffolk County Landbank Corp.  
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.  
Andre Bermudez, Senior Project Manager, Suffolk County Landbank  
Matthew Kapell, Suffolk County Dept. of Economic Development and Planning  
Janet Greml, SC Health Dept. Coordinator  
Dorian Dale, Director of Sustainability, Chief Recovery Officer, SC Dept. Economic Development and Planning  
Brian Petersen, CPA, AVZ  
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning  
Michael Maraviglia, SC EDP  
Jaqueline Caputi, Principal Asst. County Attorney, SC Dept. of Law

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:33 a.m. There was a quorum of 6 members present.

PUBLIC PORTION - No Speakers Present

NEW BUSINESS

- Review and Approval of May 24, 2017 Meeting Minutes.  
*Motion to approve made by Jason Smagin; seconded by Theresa Ward. Motion approved 6-0-0.*

EXECUTIVE DIRECTOR'S REPORT

Sarah Lansdale gave a brief overview of two programs - Brownfields and Zombie properties.

- SCLBC making progress on advancing all 3 rounds of funding, but are focusing on CRI Rounds 1 (Brownfields and CRI Round 2 (Zombie properties), as these grants must be closed out by 12/31/2017.
- At last SCLBC Board meeting, we discussed issuing RFP's for a number of tax delinquent environmentally challenged properties. RFP released on May 1, 2017.
- Sarah requested entering into Executive Session to discuss the merits of the responses (financial considerations) from June 2017 RFP Site proposals.

*Motion to enter into Executive Session at 11:35 made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 6-0-0.*

Presiding Officer DuWayne Gregory arrived at 11:55 a.m.

*Motion to exit Executive Session at 12:03 p.m. made by Theresa Ward; seconded by Jason Smagin. Motion approved 7-0-0.*

### **BROWNFIELD UPDATE - Andre Bermudez**

- CRI Round I - Brownfields - 18 Phase II Environmental Assessments; 12 Phase II's completed.
- **Lawrence Aviation Site Reuse Feasibility Study**
  - 123 Acres are tax-delinquent
  - Approximately \$800K in unpaid taxes annually with arrears of approximately \$13 MM.
  - Ongoing EPA remediation process, National Priority List for Superfund sites
  - Land Use Plan adopted by Town of Brookhaven in 2014
  - Opportunity for multiple (non-residential) uses at this site.
  - 2 Proposals were received for this Feasibility Study - Recommendation is to advance the Nelson Pope and Voorhis proposal.
  - Final Report due by November 1, 2017.

### **Janet Gremler gave an update on Phase II Environmental Site Assessments for Pipeline Properties:**

- 2 access agreements were signed - 134 N. 8<sup>th</sup> St., Lindenhurst and 97 Old Quogue Rd., Riverhead
- Phase II's completed on 4 properties, reports pending.
- Formal Hearings on 7 outstanding properties
- Izzo Property in Northport - pursuing access process

### **ARBOR/ZOMBIE UPDATE - Matt Kapell**

- CRI Round 2 Grant funding to expire 12/31/2017. 11 homes to be completed - 6 are completed; 5 additional to be completed.
  - 4 Sinclair St., Mastic and 20 School St., Lake Ronkonkoma sold to new homeowners
  - 104 Mastic Blvd., Mastic donated to Habitat for Humanity, new home under construction
  - 6 Lawrence Dr., Sound Beach and 495 Pinelawn Rd., Copiague sold to new homeowners
  - 19 W. William St., Bay Shore., in contract to close. We had our first experience with squatters after work was completed. Squatters were identified, their items were removed and placed in a storage unit. There was no significant damage done. We were in constant contact with DSS to make sure that if they chose, there was emergency housing available to them. We have regained access, fixed the house, under supervision from SC PD and under advisement from the County Attorney's Office.
  - 44 and 50 Magnolia St, Central Islip are near completion and in marketing phase
  - 3 in contract to acquire prior to 12/31/2017
- CRI Round 3 Grant funding to expire 12/31/2018. 12 houses to be completed. Focus area - North Bellport and East Patchogue.
  - 3 properties in pre-bid stage
  - 9 Ditmas Ave., Mastic - Donation agreement signed on 6/28/17

### **BOARD ACTIONS REQUESTED**

- RESOLUTION 2017-09 - APPOINTING DORIAN DALE INTERIM EXECUTIVE DIRECTOR  
*Motion to approve made by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.*
- RESOLUTION 2017-10 - AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH NELSON, POPE, AND VOORHIS, LLC  
*Motion to approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.*
- RESOLUTION 2017-11 - AUTHORIZING THE ACQUISITION AND DISPOSITION OF TAX LIENS FOR THE PROPERTY AT 405 LAKEVIEW AVE., BAYPORT, NY

- Motion to approve made by Peter Scully; seconded by Jason Smagin. Motion approved 7-0-0.*
- RESOLUTION 2017-12 - AUTHORIZING THE ACQUISITION AND DISPOSITION OF TAX LIENS FOR THE PROPERTY AT 1305 S. STRONG AVE.  
*Motion to approve made by Jason Smagin; seconded by Presiding Officer DuWayne Gregory. Motion approved 6-0-1. Abstention by Hon. Rich Schaffer.*

#### **NEXT STEPS**

- The next meeting of the Suffolk County Landbank Corp. Board is scheduled for August 23, 2017 at 11:30 a.m.

#### **ADJOURNMENT**

Theresa Ward asked for a motion to adjourn the meeting.

*Motion made by Jason Smagin; seconded by Theresa Ward. Meeting adjourned at 12:18 a.m.*

DRAFT