

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

August 23, 2017 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Theresa Ward, Commissioner, SC Dept. of Economic Development and Planning
Kelly Morris, SC IDA (As Temporary 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
Jason Smagin, Acting Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Dorian Dale, Interim 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 Grelli, SC Health Dept. Coordinator
Brian Petersen, CPA, AVZ
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Guests:

Michael Maraviglia, SCEDP
Stephen Tyree, Metro Environmental
Paul Tyree, Metro Environmental

Not Present:

Cara Longworth, Regional Director, Empire State Development
Sarah Lansdale, President, SC Landbank

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:30 a.m. There was a quorum of 6 members present.

PUBLIC PORTION - No Speakers Present

NEW BUSINESS

- Review and Approval of June 28, 2017 Meeting Minutes.
*Motion to approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 5-0-1.
Abstention by Kelly Morris, who was not present at the June 28, 2017 Meeting.*

Leg. Tom Cilmi arrived at 11:32

EXECUTIVE DIRECTOR'S REPORT - Andre Bermudez

Attorney General Grant Updates:

- CRI Round 1 deliverable was completion of 18 Phase I's and Phase 2's.
 - \$294K to be spent down on CRI Round 1 by end of the 2017 (as of beginning of Q3).
 - 59 Phase I's and 15 Phase 2's have been completed.
 - 3 additional Phase 2's must be completed by 12/31/17.
 - Remaining grant spend down to come from brownfield appraisals and Lawrence Aviation reuse feasibility study.
- CRI Round 2 - Zombie Properties - deliverable of 11 zombie rehabs
 - \$188,000 to be spent down by end of 2017 (as of beginning of Q3)
 - Additional rehab funds to come from proceeds of sale from previous rehabs (Currently \$574,000)
 - 8 houses completed, 3 additional must be completed by 12/31/17
- CRI Round 3 - Houses to be rehabbed or constructed. \$1.23 million - Grant period to expire 12/31/18.
 - 12 houses to be completed
 - 5 Phase I's and Phase II's on tax-delinquent brownfield sites
 - Revolving Loan Fund to assist in investigation and remediation of brownfields

Tax-Delinquent Brownfield Transaction Updates:

- Old Northport Rd., Kings Park (Steck/Philbin) - under contract negotiations near completion. Closing will be contingent on the site's acceptance into the DEC's Brownfield Cleanup Plan.
- 1460/1490 Brentwood Rd., Bay Shore - (former gas station) - contracts in the process of being executed and tax lien assignment to Landbank was recorded.
- 405 Lakeview Ave., Bayport - Legislative Resolution LOT 7/25/17 and up for vote of the full Legislature September 6, 2017.
- 1305 S. Strong Ave., Lindenhurst - Legislative Resolution LOT 7/25/2017. There is Litigation against the SC Comptroller pending response from plaintiff, Crescent Group (current owner) and transaction cannot be effectuated until a decision is rendered by NYS Supreme Court Justice Santorelli.

Islip IDA and Town Assessor Meeting Results:

- The Islip Town Assessor agreed to review assessed value of seven tax delinquent brownfield sites being investigated and/or marketed by the Suffolk County Landbank Corp. Any reassessment will not take effect until 2018's assessment roll.
- Islip IDA's Universal Tax Exemption Policy (UTEP) includes provisions to encourage the reuse of vacant existing buildings and environmentally damaged properties (brownfields). The Landbank will seek to leverage these provisions in future marketing materials for Islip sites.
- MacKenzie Chemical Superfund Site (1 Cordello Ave.) may be of future interest to Town of Islip, as the Town, as well as Central Islip Civic Council own adjacent lots.

Lawrence Aviation Site Reuse Feasibility Study:

- Consultant team (Nelson, Pope & Voorhis) has been collecting information about the property from various organizations - PSEG, LIRR, Town of Brookhaven to provide potential reuse for the property
- Coordination and Data Review - completed
- Real Estate Market Analysis - In progress
- Potential Mix of Site Usage - Site use scenarios being created
- Appraisal - In progress
- Final Report due by November 1st.

TAX-DELINQUENT BROWNFIELD UPDATES - PIPELINE PROPERTIES - Janet Greml

- 473 Ocean Ave., C. Islip - Warrant Executed
- 134 N. 8th St., Lindenhurst - Allowed access by owner; Phase II pending
- 6 warrants signed by the Commissioner - can move forward with 6 more Phase II's this year.

ARBOR/ZOMBIE UPDATE - Matt Kapell

- CRI Round 2 Grant funding (11 deliverables to be completed) expires 12/31/2017 - 8 are completed; 3 additional to be completed (2 are in the construction phase) by 12/31/17.
 - 19 W. William St., Bay Shore - closed on 8/17/17

- 44 and 50 Magnolia St, Central Islip are completed and are currently being marketed.
- 495 Ralph Ave., C. Islip - in Pre-bid process
- 725 Scherger Ave., E. Patchogue, and 604 Doane Ave., N. Bellport - both under construction
- CRI Round 3 Grant funding to expire 12/31/2018. 12 houses to be rehabbed or constructed.
 - 23 Furman Ave., E. Patchogue - working with United Way, hoping that this house will be a demonstration house. United Way was able to have solar panels donated; and Landbank is looking to install an advanced septic system.

BOARD ACTIONS REQUESTED

- RESOLUTION 2017-13 - DESIGNATING ADDITIONAL DEPOSITORY
Motion to approve made by Jason Smagin; seconded by Hon. Thomas Cilmi. Motion approved 6-0-0.
- RESOLUTION 2017-14 - AUTHORIZING THE NEGOTIATED DISPOSITION OF THE PROPERTY AT 44 MAGNOLIA STREET, CENTRAL ISLIP, NY
Motion to approve made by Jason Smagin; seconded by Hon. Thomas Cilmi. Motion approved 6-0-0.
- RESOLUTION 2017-15 - AUTHORIZING THE NEGOTIATED DISPOSITION OF THE PROPERTY AT 50 MAGNOLIA STREET, CENTRAL ISLIP, NY
Motion to approve made by Hon. Rich Schaffer; seconded by Hon. Thomas Cilmi. Motion approved 6-0-0.
- RESOLUTION 2017-16 - AUTHORIZING THE EXECUTION OF AN AMENDED AGREEMENT WITH TOWN OF BROOKHAVEN
Motion to approve made by Jason Smagin; seconded by Theresa Ward. Motion approved 6-0-0.

NEXT STEPS

- The next meeting of the Suffolk County Landbank Corp. Board is scheduled for October 25, 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 12:00 p.m.