

Suffolk County Landbank Corporation Board
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building
2nd Floor, Planning Library Conference Room
Hauppauge, NY 11788

September 7, 2016 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Theresa Ward, Acting Commissioner, SC EDP
K. Kelly Morris, Deputy Executive Director, SC IDA (Alternate Director for County Executive Steven Bellone)
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Tom Cilmi, Suffolk County Legislator, District 10
Cara Longworth, Executive Director, Empire State Development
Jason Smagin, Acting Director of Real Property Acquisition and Management, SC EDP

Staff Present:

Amy Keyes, Executive Director, SCLBC and Government Liaison Officer, SC EDP
Sarah Lansdale, President, SCLBC and Director of Planning, SC EDP
Robert Braun, General Counsel, Dept. of Law
Andre Bermudez, Senior Project Manager, SC EDP
Brian Petersen, AVZ
Janet Gremli, SC Health Dept. Coordinator
Colleen Badolato, Secretarial Asst., SC EDP
Michael Maraviglia, Div. of Water Quality, SC EDP

Guests:

Walter Parish, NYS DEC

Not present:

Hon. Rich Schaffer, Supervisor, Town of Babylon

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:35 a.m. There was a quorum present (5 members)

Cara Longworth arrived at 11:36

PUBLIC PORTION - No speakers present

NEW BUSINESS

- **Review and Approval of March 30, 2016 Meeting Minutes.**
Motion to approve made by Leg. Tom Cilmi; seconded by P.O. DuWayne Gregory. Motion approved 5-0-1. Theresa Ward abstained.
- **Review and Approval of May 4, 2016 Special Board Meeting Minutes.**
Motion to approve made by Leg. Tom Cilmi; seconded by Cara Longworth. Motion approved 5-0-1. Theresa Ward abstained.

EXECUTIVE DIRECTOR'S REPORT

- **RFP to Developer - Update**
 - Tax Lien Transfers - Transfers approved by Legislature in June of 2016.
 - Brian Petersen of AVZ gave a summary of the accounting aspect of the discussions with County Comptroller's office. Draft memo of August 26, 2016 meeting sent to Comptroller's office for their review and approval.
 - MOU with New York State - updated version pending Landbank and SC Legislature authorization
(*Note: Intro. Resolution No. 1398-2016 to be presented to full legislature for consideration 9-7-16.*)
- **Brownfield Program - Other Updates**
 - Tax Liens - 49 tax lots eligible for Landbank transfer, 19 of which are Federal and State Superfund sites
 - Site Assessments
 - Phase I - 59 brownfield tax lots either completed or underway
 - Phase II - Investigations on 11 brownfield tax lots either completed and underway
 - Other Property Offers via RFP
 - 1600 5th Ave., Bay Shore - Landbank continues to monitor PSEG RFP process in consideration of Fuel Cell Energy's proposal for the site.
 - 1460/1490 Brentwood Rd., Bay Shore is still under consideration by the SC Landbank.
 - Lawrence Aviation - largest tax-delinquent superfund site in Suffolk County at 128+ acres. 2015 tax liens \$862k with approx. \$13MM in back taxes and penalties owed to Suffolk County. SC Landbank has applied for CFA Funding.
- **Legislative Update**
 - NYS Legislation affecting SC Landbank passed in Summer of 2016 and are awaiting Governor's signature.
- **Zombie Rehab Update**
 - Houses under construction
 - 495 Pinelawn Rd., Copiague - complete and currently being marketed via CDCLI
 - 19 West William St., Bay Shore - work began July 2016 via LIHP
 - 104 Mastic Blvd., Mastic - demolished by Habitat, zoning variance received, building permit pending
 - Houses pending sale
 - 4 Sinclair St., Mastic - contract fully executed, closing date scheduled for October (LIHP)
 - 20 School St., Lake Ronkonkoma - contract fully executed, pending closing date (CDCLI)
 - 6 Lawrence Dr. Sound Beach, buyer identified, contract execution pending (LIHP)
- OAG Grant - goal is 11 houses rehabbed and sold
- **Next Steps for Zombie Rehab Program**
 - **New Grant Applications**
 - Americorps - submitted grant application to utilize Americorps volunteers to work on Landbank efforts for 10 months. Americorps volunteers would be subsidized by the NYS Attorney General's office.
 - Restore NY - Landbank partnering with Town of Brookhaven to address blight and vacancy in No. Bellport.
 - OAG New grants - two new OAG Settlement grants pending release
- **Zombie Homes Summit** - October 13, 2016 - Hosted by the SC Landbank in partnership with Newsday, who will be providing the venue for this event.

BOARD ACTIONS REQUESTED

- **Resolution 2016-18 – Appointing Theresa Ward as Vice Chairperson**

*Motion to Approve by Jason Smagin; seconded by P.O. DuWayne Gregory. Motion approved 5-0-1
Abstention by Theresa Ward.*

- **Resolution 2016-19 - Pre-Authorizing the Reimbursement of Expenses Incurred by the Executive Director in Association with Attendance at the 2016 Reclaiming Vacant Properties Conference**
Motion to Approve by Kelly Morris; seconded by Cara Longworth. Motion approved 6-0-0.
- **Resolution 2016-20 - Authorizing the Execution of a Revised Agreement With New York State DEC, Oil Spill Fund, and Suffolk County**
Motion to Approve by Leg. Tom Cilmi; seconded by Jason Smagin. Motion approved 6-0-0.
- **Resolution 2016-21 - Pre-Authorizing the Sale of 495 Pinelawn Ave., Copiague**
Motion to Approve by Jason Smagin; seconded by P.O. Gregory. Motion approved 6-0-0.

ADJOURNMENT

Theresa Ward made a motion to adjourn the meeting; seconded by Jason Smagin. Meeting adjourned at 12:15 p.m.

The next meeting of the Suffolk County Landbank Corporation Board of Director's is Wednesday, October 26, 2016 at 11:30 a.m. in the 2nd Floor - Planning Conference Room of the H. Lee Dennison Bldg., Hauppauge.