

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

December 21, 2016 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Theresa Ward, Commissioner, SC Dept. of Economic Development and Planning
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
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, 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
Kevin Schmutz, Sheehan and Company, CPA
Janet Gremli, SC Health Dept. Coordinator
Colleen Badolato, Secretarial Asst., SC EDP
Rosemarie Pforr, Community Development, SC EDP
Michael Maraviglia, Div. of Water Quality, SC EDP
Jason Hornung, Community Development, SC EDP
Conor Moore, SC Landbank

Guests:

Walter Parish, NYS DEC

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:30 a.m. There was a quorum present (5 members)

11:31 - Cara Longworth arrived.

PUBLIC PORTION - via conference call:

- Steck/Philbin Development Team - Mike Rosato, Toby Carlson, and attorneys Linda Shaw and Dwight Kanyuck to discuss new course of action for end use. Their proposal to remediate and redevelop the Steck/Philbin site as a Solar Farm was selected by the Landbank in May. They received notification this week that they did not win the PSEG RFP for Solar, but are still interested in remediating and redeveloping the site for another purpose.

11:40 - Leg. Tom Cilmi arrived.

- *Public Portion closed at 11:47 a.m.*

NEW BUSINESS

- **Review and Approval of October 26, 2016 Meeting Minutes.**
Motion to approve made by Hon. Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 7-0-0.

EXECUTIVE DIRECTOR'S REPORT - Amy Keyes

- *Great progress being made on Liberty Industrial in Brentwood, 95 Eads in West Babylon, Hubbard Power and Light in Bayshore and Jericho Marine in Lindenhurst.*
- *All tax liens were recorded and successfully transferred to the Landbank by the SC Comptroller's office.*
- *Power Crush, Inc. will work with the Town of Smithtown and NYS DEC to come up with an end use for the Steck/Philbin site.*
- *Next group of properties will be sent out to the Board members in January.*
- *Grant application was submitted in December to Attorney General's office for \$3 million to expand the brownfield program including a revolving loan fund and expand the Zombie Home program.*
- *Closed on first Zombie House (20 School St., Ronkonkoma) - proceeds back into Zombie program.*

BOARD ACTIONS REQUESTED

- **Resolution 2016-26 - Authorizing the Executive Director to enter into renewed contracts with previously contracted professional services firms**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-27 - Amending and Restating Resolution SCLBC2016-01 Creation of a Real Property Acquisition Committee**
Motion to Approve by Jason Smagin; seconded by K. Kelly Morris. Motion approved 7-0-0.
- **Resolution 2016-28 - Election of Officers for the 2017 Fiscal Year**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-29 - Authorizing the Executive Director to enter into contracts with law firms pursuant to SCLBC RFQ# SCLBC2016-04**
Motion to Approve by Jason Smagin; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.
- **Resolution 2016-31 - Accepting Grant from Local Initiatives Support Corporation**
Motion to Approve by Theresa Ward; seconded by Jason Smagin. Motion approved 7-0-0.

NEXT STEPS

- **2017 Meeting Schedule - to be determined**

OLD BUSINESS

- **Prepare a new resolution for Steck/Philbin site.**
Motion to Approve by Hon. Rich Schaffer; seconded by Leg. Tom Cilmi. Motion approved 7-0-0.

ADJOURNMENT

Theresa Ward made a motion to adjourn the meeting; seconded by Hon. Rich Schaffer.
Meeting adjourned at 12:20 p.m.