

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

December 4, 2019 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Deputy County Executive
Hon. Thomas Cilmi, Suffolk County Legislator, District #10
Hon. Rich Schaffer, Babylon Town Supervisor
Cara Longworth, Regional Director, Empire State Development
Natalie Wright, Acting Commissioner, SC Dept. of Economic Development and Planning
Lora Gellerstein, Designee for P.O. DuWayne Gregory

Staff Present:

Robert Braun, Counsel, Suffolk County Dept. of Law
Dorian Dale, Director of Sustainability and Chief Recovery Officer
Janet Gremli, Dept. of Health Services
Matthew Kapell, Project Manager, Suffolk County Landbank
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning
Doug Sutherland, Suffolk County Comptroller's Office
Maria Barbara, Legislative Aide to Legislator Tom Cilmi

Not Present

Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning
Sarah Lansdale, President, SC Landbank Corp.

Guests:

Charles Ferraro, Bayberry Capital
Mark Sagliocca, Bayberry Capital
Marco Sagliocca, Bayberry Capital

CALL TO ORDER

The Landbank Board meeting was called to order by Natalie Wright at 11:33 a.m. There was a quorum of 6 present.

PUBLIC PORTION - None

NEW BUSINESS

Review and Approval of Minutes of October 23, 2019 Board Meeting - Exhibit A

Hon. Rich Schaffer made a motion to approve minutes of the October 23, 2019 meeting; seconded by Peter Scully. Motion approved 6-0-0.

STAFF REPORT

Tax-Delinquent Brownfields Updates: Mikael Kerr

- Landbank Tax Lot Inventory – 189
- 750 Hallock Ave., Port Jefferson – Paid \$110,000 (no longer pursuing)
- **Total Taxes Recouped 2013-Today: \$6,916,952**
- Phase I ESA – 5 Completed, 5 Currently in progress
- Phase II ESA – 3 Completed, 11 Eligible/Pending

Tax-Delinquent Brownfield Transaction Updates: 2019 Completed Sales

- 753 Long Island Ave., Deer Park - \$200,000
- Garrison Ave., Wyandanch (4 lots) - \$50,000
- 61 Cabot St., West Babylon - \$400,000 (\$166,111 to Landbank, \$205,964 to NYSDEC)

Pending Sales:

- 294B Old Northport Rd., Kings Park – \$1,300,000 – in contract/Closing pending
- Steck & Philbin Landfill, Kings Park – \$600,000 – Contract negotiations/Closing pending
- 60 Dale St., West Babylon – \$100,000 - Resolution to be considered at December 17, 2019 Legislative meeting
- 1200 Montauk Hwy., Copiague – \$40,000 - Resolution to be considered at December 17, 2019 Legislative meeting.
- 1305 S. Strong Ave., Copiague - \$325,000 – Court decision on Eugene Smith appeal still pending. Supervisor Schaffer informed the Board that the building has since collapsed, has been declared a hazardous site and is scheduled for demolition by the Town of Babylon in about 1 week.

Zombie Updates: Matt Kapell

- Closed on 3 properties in the last month
- Round 4 (12 houses) – 8 acquired – completed 4 and are negotiating on 4 more houses.
- Round 4 deadline is end of 2020.

SCLBC BOARD ACTIONS REQUESTED

1. RESOLUTION SCLBC 2019-32 – AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO RENEWED SERVICE CONTRACTS WITH PREVIOUSLY CONTRACTED FIRMS

On the Motion, Leg. Cilmi reminded Board Members of a decision that was discussed to remove Apex Companies from the list of firms being considered for Renewed Service Contracts.
Motion to amend resolution to reflect removal of Apex Companies from the renewed Service Contracts list. Motion by Hon. Rich Schaffer; seconded by Peter Scully. Motion approved 6-0-0.

Motion to Approve Resolution 2019-32, as amended, by Hon. Rich Schaffer; seconded by Peter Scully. Motion approved 6-0-0.

2. RESOLUTION SCLBC 2019-33 – AUTHORIZING THE ACQUISITION AND DISPOSITION OF TAX LIENS FOR THE PROPERTY LOCATED AT 156 GRANT AVE., ISLIP, NY

Motion to Approve Resolution 2019-33 made by Hon. Thomas Cilmi; seconded by Hon. Rich Schaffer. Motion approved 6-0-0.

OLD BUSINESS: None

NEXT STEPS

2020 Meeting Schedule to be determined in the new year.

ADJOURNMENT

Motion to adjourn made by Natalie Wright; seconded by Hon. Thomas Cilmi. Meeting adjourned at 11:45 a.m.