

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 6, 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 for Administration, (Designee for County Executive Steven Bellone)
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Thomas Cilmi, Suffolk County Legislator - District 10
Hon. Richard Schaffer, Babylon Town Supervisor
Cara Longworth, Executive Director, Empire State Development
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, President, Suffolk County Landbank Corp.
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, Project Manager, Suffolk County Landbank
Janet Gremli, SC Health Dept. Coordinator
Brian Petersen, CPA, AVZ (via telephone)
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Guests:

Mikael Kerr, Americorps/SCLBC
Vincent Trapani, VMT Holdings
Mike Rosato, Vision Associates
Michael Maraviglia, Suffolk County Dept. of Economic Development and Planning

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 October 25, 2017 Meeting Minutes.
Motion to approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.

EXECUTIVE DIRECTOR'S REPORT - Sarah Lansdale and Andre Bermudez

Tax-Delinquent Brownfield Transaction Updates:

- 3 properties closed: Jericho Marine, Liberty Industrial and 1460/1490 Brentwood Rd., Bay Shore.

- Old Northport Rd., Kings Park (Steck/Philbin) - still in contract negotiations.
- 405 Lakeview Ave., Bayport - Contract pending with buyer.
- 95 Eads St. West Babylon - Contract pending with buyer.

Tax Delinquent Lien Payment Updates

- 1249 St. Louis Ave., Bay Shore - tax liens being paid in installments - \$93K received by County
- 33 Dixon Ave., Copiague (Action Anodizing Site) - Property reportedly sold, and tax liens of \$492K paid off. EPA cleanup/removal underway since early 2017.
- 41965 Route 25, Peconic - tax liens being paid in installments, \$14,500 received by County so far.

All Landbank List (Do Not Take) Tax Lots - 158:

- Sold or pending - 13 Tax Lots
- Eligible and being investigated or marketed - 31 Tax Lots
- Lawrence Aviation Federal Superfund Site - 8 Tax Lots
- Either paid in full or being paid in installments - 92 Tax Lots
- Other type of status (i.e. legal or marketability issues preventing sale) - 14 Tax Lots

Former Hubbard Power and Light -1600 5th Ave., Bay Shore

SCLBC Reso. 27-2017 - Agenda item 12/16/2017

1.84 acres - former Power Plant - Industrial zoned

18 years delinquent - tax liens of ~\$6.5MM

Proposed Site Re-use: Light Industrial/Manufacturing.

Recommended Proposer - Vincent Trapani

Purchase Price: \$343,000

Tax Delinquent Brownfield Updates - Pipeline Properties - Janet Greml

- Old Northport Rd., Kings Park (Izzo) - Phase II site work complete - no significant problems found
- 97 Old Quogue Rd. , Riverhead - Phase II completed
- 225 Pulaski St., Riverhead - Warrant pending

Tax Delinquent Brownfield Updates - New Properties to Market

- 344 Merrick Rd., Amityville - Commercial
- 711 Harrison Ave., Riverhead - Residential
- 134 N. 8th St., Lindenhurst - Residential
- Hedges Rd. (Bianchi Weiss), East Patchogue - Residential

Lawrence Aviation Site Reuse Feasibility Study Update:

- Initial draft study received from consultants, Nelson, Pope and Voorhis, and is currently being edited.
- Study reviews best and highest use of property and presents various possible scenarios allowable under current zoning and Town land use plan
- Landbank staff and consultants preparing a list of recommendations for next steps for Suffolk County and the Landbank in dealing with the disposition of this property

ARBOR/ZOMBIE UPDATE - Matt Kapell

- CRI Round 2:
 - 44 Magnolia St, Central Islip - completed, sold and is in contract. 50 Magnolia St. is complete and has an offer pending. **NOTE: Press Conference held here.**
 - 495 Ralph Ave., C. Islip - still in construction phase.
 - 725 Scherger Ave., E. Patchogue - completed and being marketed.
 - 604 Doane Ave., N. Bellport - completed and has an offer pending.
- CRI Round 3:
 - 23 Furman Ave., E. Patchogue - .demolition pending.
 - 9 Ditmas Ave., Mastic, - to be transferred to Habitat for Humanity

- 41 Arrowhead Dr., Shirley - Acquired 11/10/17
- 54 Adams Drive, Central Islip - in contract to acquire - donation
- 507 Donegan Ave., E. Patchogue - acquired 10/20/17 - in contract to transfer to Habitat for Humanity

BOARD ACTIONS REQUESTED

- RESOLUTION 2017-23 - AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO RENEWED CONTRACTS WITH PREVIOUSLY CONTRACTED PROFESSIONAL SERVICES FIRMS
Motion to approve made by Peter Scully; seconded by Jason Smagin. Motion approved 7-0-0.
- RESOLUTION 2017-24 - ELECTION OF OFFICERS FOR THE 2018 FISCAL YEAR
Motion to approve made by Hon. Rich Schaffer; seconded by Hon. Thomas Cilmi. Motion approved 7-0-0.
- RESOLUTION 2017-25 - ADOPTING OFFICIAL POLICIES **(with additional language added)**
Page 20 A., I. "Eligible Townships" shall mean the Towns of Babylon, Brookhaven and Islip(.), for purposes of CRI Round 2 Funding.
Motion to approve made by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- RESOLUTION 2017-26 - AUTHORIZING THE TRANSFER OF REAL PROPERTY TO HABITAT FOR HUMANITY OF SUFFOLK, INC.
Motion to approve made by Jason Smagin; seconded by P.O. DuWayne Gregory. Motion approved 7-0-0.
- RESOLUTION 2017-27 - AUTHORIZING THE ACQUISITION AND NEGOTIATED DISPOSITION OF TAX LIENS FOR THE FORMER HUBBARD POWER AND LIGHT SITE.
Motion to approve made by Peter Scully; seconded by Hon. Thomas Cilmi. Motion approved 7-0-0.

OLD BUSINESS

- Hon. Tom Cilmi inquired as to the status of his concerns about Health Dept. personnel (Janet Gremler and other staff members) serving warrants without assistance from law enforcement. Peter Scully informed the members that they are engaged at the Executive level and will report back at the next meeting of the Landbank.

NEXT STEPS

- **The next meeting of the Suffolk County Landbank Corp. Board to be determined in 2018.**

ADJOURNMENT

Theresa Ward asked for a motion to adjourn the meeting.

Motion made by Theresa Ward; seconded by Jason Smagin. Meeting adjourned at 12:02 p.m.