

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

May 22, 2019 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Deputy County Executive and Designee for County Executive Steven Bellone  
Theresa Ward, Deputy County Executive and Commissioner, SC Dept. of Economic Development and Planning  
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, Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, Executive Director and President, Suffolk County Landbank Corp.  
Robert Braun, Lead Counsel, Suffolk County Dept. of Law  
Janet Gremli, Dept. of Health Services  
Mikael Kerr, Project Coordinator, SC Landbank Corp.  
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Not Present

Cara Longworth, Regional Director, Empire State Development  
Dorian Dale, Suffolk County Landbank Corp.  
Matthew Kapell, Project Manager, Suffolk County Landbank

Guests:

Walter Parish, NYS DEC Region 1  
Doug Sutherland, Suffolk County Comptroller's Office  
Mike Freedberg, Buyer  
Ed Roe, Suffolk County Health Services  
Patricia Calandra, NY Alliance

**CALL TO ORDER**

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

**PUBLIC PORTION** - No public speakers

**NEW BUSINESS**

**Review and Approval of Minutes of January 14, 2019 meeting - Exhibit A:**

*Jason Smagin made a Motion to Approve; seconded by Theresa Ward and Peter Scully. Motion approved 3-0-3- Abstentions by Leg. Thomas Cilmi, Hon. Rich Schaffer, and P.O. DuWayne Gregory.*

**Review and Approval of Minutes of February 14, 2019 meeting - Exhibit B:**

*Hon. Rich Schaffer made a Motion to Approve; seconded by P.O. DuWayne Gregory. Motion approved 4-0-2 Abstentions by Theresa Ward and Jason Smagin.*

**Review and Approval of Minutes of March 27, 2019 meeting - Exhibit C:**

*As there were not enough Board Members in attendance, Jason Smagin made a Motion to Table; seconded by Peter*

*Scully. Motion to Table approved 6-0-0.*

**STAFF REPORT UPDATE: Sarah Lansdale**

**Brownfield Conference Update:**

- Suffolk County Landbank 2019 Brownfield Regional Conference was held on Friday, May 17, 2019.
- Joint Conference with the Commercial Industrial Brokers Society, US Green Building Council - LI Chapter and the Center for Creative Land Recycling.
- Keynote Speaker: Hon. Steve Bellone
- Bob Braun was a speaker and Dorian Dale was a moderator.
- 120 people attended
  
- ***Welcome back Janet Greml! Janet introduced Ed Roe, who she will be mentoring to move forward with the Landbank.***
  
- **753 Long Island Ave., Deer Park** - Landbank Board as well as the Legislature approved the transfer of the tax liens - Closing scheduled for May 23, 2019 at 2:30 p.m.

**STAFF REPORT UPDATE - Mikael Kerr**

**Tax-Delinquent Brownfield Updates:**

- 310 Neighborhood Rd., Mastic Beach - Owner paid \$100,000 towards \$140,000 owed (no longer pursuing)
- Total Taxes Recouped since 2013 - \$6,150,515

**Pending Sales:**

- 753 Long Island Ave., Deer Park - Closing date set for May 23, 2019..
- Garrison Ave., Wyandanch (4 Lots), Transfer of Tax Liens complete.
- 1305 S. Strong Ave., Lindenhurst - Owner has filed a temporary restraining order on 8/6/2018 - Case is on-going. 2 pending actions - Appellate Division and Judge Santorelli should have a decision in 60-90 days.

**EXECUTIVE SESSION**

Jason Smagin made a motion to enter into Executive Session at 11:40a.m., as Board members would be discussing the sale and valuation of a brownfield property.

*Motion to move into Executive Session made by Jason Smagin; seconded by Peter Scully. Motion approved 6-0-0.*

*Jason Smagin made a motion to exit Executive Session at 11:46 p.m.; seconded by Peter Scully. Motion approved 6-0-0.*

**Tax Delinquent Brownfield Updates Cont'd:**

**Pending Sales:**

- 61 Cabot St., West Babylon - Legislative resolution being submitted today.
  - 294B Old Northport Rd. - Legislative resolution being submitted today.
- Note: Change of Use - See attached letter from proposer, Pioneer, requesting change of use from a storage facility to relocating Pioneer's Corporate Headquarters to the site.

**2019 Environmental Site Assessments:**

- 2019 Phase I's Completed - 12
- 2019 Phase 1's Pending - 13
- 2019 Phase II's Pending - 1
- 2019 Phase II's Completed - 5

**Most Recent Phase II Completed** - 725 Wyandanch Ave., Wyandanch (Gas Station) - Phase II ESA Complete - found significant petroleum impact to the soil and groundwater. DEC and SCDHS have been notified. Estimated cleanup cost - \$155,000.

➤ **Properties currently being marketed - 9**

**Zombie Program Updates - Mike Kerr**

**Round 3 Update**

- **Grant Amount:: \$1,230,000.00 to be disbursed quarterly**
- **Performance Period: 1/10/17-12/31/18**
- **Enterprise - 6 month extension granted to 6-31-19**
- **Final Disbursement issued May 1, 2019**
- 23 Furman Ave., E. Patchogue (UW) - 100% complete - being marketed
- 5 Sunburst La., Bellport (LIHP) - 100% complete - being marketed
- 54 Nicolls Rd, Wyandanch (LIHP) - 100% complete - being marketed
- 55 E. Locust St., CI (LIHP) - 100% complete - being marketed
- 60 Mill Dr., Mastic (Town of Brookhaven) - 75% complete
- 205 New Ave., Wyandanch (CDCLI) - 75% complete
- 44 S. 25<sup>th</sup> St., Wyandanch (CDCLI) - 100% complete - being marketed
- 106 Irving Place, Wyandanch (CDCLI) - 30% complete

**Round 4 - 12 deliverables**

- North 26<sup>th</sup> St., Wyandanch- (Habitat for Humanity) - transferred to Habitat
- 30<sup>th</sup> St. & Jamaica Ave., Wyandanch (UW) - transfer pending
- 114 Longfellow Dr., Mastic (LIHP) - 50% construction. LIHP already has buyers for this property.
- 54 Adams Dr., CI (UW) - 20% - Demo complete, delayed due to title issues
- 227 Calebs Path, CI (Habitat for Humanity) - 100 % complete - transferred to Habitat
- 41 Arrowhead Dr., Shirley (UW) - 10% permitting/planning
- 123 Neptune, Mastic (LIHP) - 45% complete
- 20 Allanwood Dr., Mastic (CDCLI)- 45% complete

**BOARD ACTIONS REQUESTED**

- **RESOLUTION SCLBC 2019-15 - AUTHORIZING THE NEGOTIATED DISPOSITION OF THE PROPERTY AT 123 NEPTUNE AVE, MASTIC, NY 11950**  
*Motion to Approve made by Jason Smagin; seconded by Leg. Thomas Cilmi. Motion approved 6-0-0.*
- **RESOLUTION SCLBC 2019-16 - AUTHORIZING THE NEGOTIATED DISPOSITION OF THE PROPERTY AT 20 ALLANWOOD ROAD, SHIRLEY, NY 11967**  
*Motion to Approve made by Jason Smagin; seconded by P.O. DuWayne Gregory. Motion approved 6-0-0.*
- **RESOLUTION SCLBC 2019-17 - AUTHORIZING THE FORMATION OF A SUBSIDIARY NEW YORK CHARITABLE NOT-FOR-PROFIT CORPORATION OR A NEW YORK SINGLE MEMBER LIMITED LIABILITY COMPANY**  
*Motion to Approve made by Jason Smagin; seconded by Hon. Rich Schaffer.*

*Hon. Rich Schaffer left the meeting at 11:55 a.m., after the initial vote on this resolution*

On the Motion, Leg. Cilmi had some questions and concerns regarding this resolution. After discussion, the Board decided to Table the resolution until the June Landbank meeting in order to get more information before making a decision.

*Motion to Table Resolution SCLBC 2019-17 made by Leg. Thomas Cilmi; seconded by Peter Scully. Motion approved 5-0-0.*

**PUBLIC PORTION REOPENED:**

Patricia Calandra of NY Alliance spoke in support of the sewer infrastructure pilot program. Ms. Calandra works for

OPWDD as a broker for people with self-directed services; and assists them to get support services and find non-certified housing. Ms. Calandra is seeking the Landbank's support in their efforts to inclusively create opportunities for individuals with disabilities.

**NEXT STEPS**

Next SC Landbank Corp. Board meeting is scheduled for Wednesday, June 26, 2019 at 11:30 a.m.

**ADJOURNMENT**

Theresa Ward asked for a motion to adjourn. Motion made by Jason Smagin; seconded by Theresa Ward. Meeting adjourned at 12:20 p.m.