

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

June 26, 2019 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Dorian Dale, Designee for County Executive Steven Bellone
Theresa Ward, Deputy County Executive and Commissioner, SC Dept. of Economic Development and Planning
Lora Gellerstein, Designee for PO DuWayne Gregory, SC Legislature
Hon. Thomas Cilmi, Suffolk County Legislator, District #10
Jerzy Kruszynski, Designee for Hon. Rich Schaffer, Babylon Town Supervisor
Cara Longworth, Regional Director, Empire State Development
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 Gremler, Dept. of Health Services
Matthew Kapell, Project Manager, Suffolk County Landbank
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Afreem Wright, Deputy Bureau Chief, SC Dept. of Law
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Not Present

Peter Scully, Deputy County Executive
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Rich Schaffer, Supervisor, Town of Babylon

Guests:

Walter Parish, NYS DEC Region 1
Doug Sutherland, Suffolk County Comptroller's Office
Ed Roe, Suffolk County Health Services

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward at 11:37 a.m. There was a quorum present.

PUBLIC PORTION - No public speakers

NEW BUSINESS

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

As there were not enough Board Members in attendance, vote postponed to August 14, 2019 meeting.

Review and Approval of Minutes of May 22, 2019 meeting - Exhibit B:

As there were not enough Board Members in attendance, vote postponed to August 14, 2019 meeting.

Robert Braun, Counsel to the Landbank, introduced Afreen Wright, the new Deputy Bureau Chief of Municipal Law Bureau in the Dept. of Law.

STAFF REPORT UPDATE - Mikael Kerr and Sarah Lansdale

- **\$6.2+ million "scared straight" payments received to date.**

Tax-Delinquent Recent and Pending Sales:

- 753 Long Island Ave., Deer Park - Transfer of tax liens complete - sold for \$200,000
- Garrison Ave. (4 lots) - Transfer of tax liens complete. - sold for \$50,000
- Landbank staff had a productive meeting with Town of Babylon officials on
- 61 Cabot St. - Approved by Legislature and closing scheduled for July 2, 2019 - sold for \$400,000
- Izzo Property - 294B Old Northport Rd., Kings Park - Board resolution passed, Legislative Resolution tabled, up for vote on July 16, 2019 (\$1,300,000)
Note: Staff has reached out to the Legislator who asked that the resolution be tabled, to set up a meeting with the Legislator, Landbank staff and DEC staff. Staff asked that the Legislator provide a list of questions, so that staff can have the answers readily available for a meeting prior to July 16, 2019.
- 1305 S. Strong Ave., Lindenhurst – May 29, 2019, Court dismissed the petition of Eugene Smith. The Crescent Group appeal is still pending.
- 1180 Montauk Hwy. Mastic - Phase II ESA scheduled for 6/27/19.

2019 Environmental Site Assessments:

- 2019 Phase 1's Pending - 13
- 2019 Phase II's Pending - 1
- **Properties currently being marketed - 9**

ARBOR/Zombie Program Updates - Matt Kapell

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 - Buyer (Veteran) going through the process and should be going to contract soon.
- 5 Sunburst La., Bellport (LIHP) - 100% complete - buyer in counseling
- 54 Nicolls Rd, Wyandanch (LIHP) - 100% complete - being marketed
- 55 E. Locust St., CI (LIHP) - 100% complete - Have buyer at \$280,000
- 44 S. 25th St., Wyandanch (CDCLI) - 100% complete, buyer in counseling
- 60 Mill Dr., Mastic (Town of Brookhaven) - 90% complete, being marketed
- 205 New Ave., Wyandanch (CDCLI) - 90% complete, being marketed
- 114 Longfellow Dr., Mastic (LIHP) - Construction/buyer in counseling

Round 4 - 12 deliverables

- North 26th St., Wyandanch- (Habitat for Humanity) - transferred to Habitat
- 30th St. & Jamaica Ave., Wyandanch (UW) - transfer pending
- 106 Irving Place, Wyandanch (CDCLI) - 30% complete
- 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) - 25% complete - construction started this week
- 20 Allanwood Dr., Mastic (CDCLI)- 25% complete - construction started this week

BOARD ACTIONS REQUESTED

- **RESOLUTION SCLBC 2019-17 - FORMATION OF A SUBSIDIARY**
Motion to Approve made by Jason Smagin; seconded by Lora Gellerstein . Motion approved 7-0-0.
- **RESOLUTION SCLBC 2019-18 - AUTHORIZING ADDITIONAL PAYMENT TO APEX COMPANIES, LLC**
Motion to Approve made by Jason Smagin; seconded by Lora Gellerstein. Motion approved 6-0-1, Abstention by Leg. Thomas Cilmi.
- **RESOLUTION SCLBC 2019-19 - AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEGOTIATE THE SCOPE OF WORK AND PROFORMA AT 23 FURMAN, EAST PATCHOGUE WITH UNITED WAY OF LONG ISLAND HOUSING DEVELOPMENT CORPORATION**
Motion to Approve made by Jason Smagin; seconded by Cara Longworth. Motion approved 7-0-0.

EXECUTIVE SESSION:

Motion to enter into Executive Session at 12:01 p.m. to discuss present litigation made by Jason Smagin; seconded by Leg. Thomas Cilmi. Motion approved 7-0-0.

Motion to exit Executive Session at 12:15 p.m. made by Theresa Ward; seconded by Lora Gellerstein. Motion approved 7-0-0.

NEXT STEPS

Next SC Landbank Corp. Board meeting is scheduled for Wednesday, August 14, 2019 at 11:30 a.m.

ADJOURNMENT

Theresa Ward made a motion to adjourn; seconded by Jerzy Kruszlinski. Meeting adjourned at 12:17 p.m.