

Suffolk County Landbank Corporation Board Meeting
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building
11th Floor - Executive Conference Room
Hauppauge, NY 11788

August 14, 2019 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Thomas Cilmi, Suffolk County Legislator, District #10
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:

Natalie Wright, Acting Commissioner, SC Dept. of Economic Development and Planning
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
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
Saray Vazquez, Intern, SC Planning and Environment

Not Present

Peter Scully, Deputy County Executive
Dorian Dale, Suffolk County Dept. of Economic Development and Planning
Theresa Ward, (Vacated her position with Suffolk County and the Suffolk County Landbank Corp. on July 17, 2019.

Guests:

Hon. Robert Trotta, Suffolk County Legislator, 13th District
Walter Parish, NYS DEC Region 1
Doug Sutherland, Suffolk County Comptroller's Office

CALL TO ORDER

The Landbank Board meeting was called to order by Jason Smagin at 11:32 a.m. There was a quorum of 5 present.

PUBLIC PORTION - 11:33 a.m.

Hon. Robert Trotta, Suffolk County Legislator for District 13.

Legislator Trotta addressed his concerns regarding the letter from Apex Companies that contradicts the information he was given at a previous meeting with a representative of Apex. Legislator Trotta reiterated his opinion that the Steck/Philbin and Izzo properties should be sold as one site totaling 31 acres and that a new RFP should be issued reflecting that change.

Hon. Thomas Cilmi made a motion to close; seconded by Hon. Rich Schaffer. Public Portion closed at 11:36 a.m.

NEW BUSINESS

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

Cara Longworth made a motion to approve minutes of March 27, 2019 meeting; seconded by Hon. Rich Schaffer, based on his review of the Minutes with his Designee. Motion approved 4-0-1 Abstention by Hon. Thomas Cilmi

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

Hon. Rich Schaffer made a motion to approve minutes of May 22, 2019 meeting; seconded by Hon. Thomas Cilmi. Motion approved 4-0-1 Abstention by Cara Longworth.

Review and Approval of Minutes of June 26, 2019 meeting – Exhibit C:

Hon. Rich Schaffer made a motion to approve minutes of June 26, 2019 meeting based on his review of the Minutes with his Designee; seconded by Cara Longworth. Motion approved 5-0-0.

STAFF REPORT UPDATE - Mikael Kerr

Tax-Delinquent Brownfields

- **\$6.3 million in back taxes paid since the formation of the Landbank,**
 - **\$211,157 paid in 2019**
- 10 Phase I's pending
- 6 Phase II's pending and 2 completed this year so far

Tax-Delinquent Recent and Pending Sales:

- 753 Long Island Ave., Deer Park - Transfer complete – buyer has completed clean-up and submitted completion report to Health Dept.
- Garrison Ave. (4 lots) - Transfer of tax liens complete. Owner is currently in the process of evicting squatters on the property
- 61 Cabot St. – Completed transfer of tax liens and will be cutting a check to the NYSDEC for \$205,964 to reimburse them for expenses they've had on the site over the last 15-20 years per MOU with DEC.
Note: SC Landbank Corp. is the only Landbank in New York State that has an MOU with DEC

Pending Sales:

- Izzo Property - 294B Old Northport Rd., Kings Park - Board resolution passed, Legislative Resolution tabled twice, up for vote on September 4, 2019 (\$1,300,000)
- 1305 S. Strong Ave., Lindenhurst - May 29, 2019, Court dismissed the petition of Eugene Smith. The Crescent Group appeal is still pending. Town of Babylon will be demolishing buildings in coordination with DEC and the Landbank.

2019 Environmental Site Assessments:

- 2019 Phase 1's Pending - 10
- 2019 Phase II's Pending - 6
- 430 Old Suffolk Ave. property owner has agreed to sign access agreement.
- **Properties currently being marketed - 10**

Update on Steck/Philbin site

Staff asked Apex Companies, LLC to clarify the drainage issue on the site. Apex stated in their letter of response dated July 29 2019, that without knowing a specific end-use they can't give a specific drainage system, but in their experience, "...it is possible to design and implement a stormwater management system for the site that can be effective and meet regulatory requirements consistent with existing zoning...."

ARBOR/Zombie Program Updates - Matt Kapell

Round 3 Update – All deliverables completed

- **Grant Amount:: \$1,230,000.00 to be disbursed quarterly**
- **Performance Period: 1/1/19-12/31/20**
- 23 Furman Ave., E. Patchogue (UW) - 100% complete - In Contract
- 5 Sunburst La., Bellport (LIHP) - 100% complete - In Contract
- 54 Nicolls Rd, Wyandanch (LIHP) - 100% complete - In Contract
- 55 E. Locust St., CI (LIHP) - 100% complete - Offer accepted.
- 44 S. 25th St., Wyandanch (CDCLI) - 100% complete - In Contract

- 60 Mill Dr., Mastic (Town of Brookhaven) - 100% complete, being marketed
- 205 New Ave., Wyandanch (CDCLI) - 100% complete, being marketed
- 114 Longfellow Dr., Mastic (LIHP) – 100% complete - buyer in counseling
- 227 Calebs Path, CI (Habitat for Humanity) - 100 % complete - transferred to Habitat

Round 4 - 12 deliverables (have 7 of the 12)

- North 26th St., Wyandanch- (Habitat for Humanity) - transferred to Habitat
- 30th St. & Jamaica Ave., Wyandanch (United Way) - transfer pending
- 54 Adams Dr., CI (UW) - 20% - Demo complete, delayed due to title issues
- 41 Arrowhead Dr., Shirley (United Way) - 10% - transfer pending
- 123 Neptune, Mastic (LIHP) - 25% complete - under construction
- 20 Allanwood Dr., Mastic (CDCLI)- 50% complete - under construction
- 106 Irving Place, Wyandanch (CDCLI) - 30% complete - under construction

EXECUTIVE SESSION: 11:45 a.m.

Jason Smagin asked for a motion to enter Executive Session to discuss two pending proposals. Hon. Rich Schaffer made a motion; seconded by Cara Longworth. Motion approved 5-0-0.

11:50 a.m. - Hon. Rich Schaffer made a motion to exit Executive Session; seconded by Hon. DuWayne Gregory. Motion approved 5-0-0.

BOARD ACTIONS REQUESTED

- **RESOLUTION SCLBC 2019-19 - APPOINTING NATALIE WRIGHT AS VICE CHAIRPERSON AND SECRETARY**
Motion to Approve made by Hon. Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2019-20 - APPOINTING NATALIE WRIGHT TO THE AUDIT AND FINANCE COMMITTEE**
Motion to Approve made by P.O. DuWayne Gregory; seconded by Hon. Rich Schaffer. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2019-21 - AUTHORIZING THE TRANSFER OF PROPERTY TO UNITED WAY OF LONG ISLAND - 41 ARROWHEAD DR., SHIRLEY**
Motion to Approve made by Hon. Rich Schaffer; seconded by Hon. Thomas Cilmi. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2019-22 – AUTHORIZING THE TRANSFER OF PROPERTY TO UNITED WAY OF LONG ISLAND - 78 S. 30TH ST., WYANDANCH**
Motion to Approve made by P.O. DuWayne Gregory; seconded by Hon. Rich Schaffer. Motion approved 5-0-0.
- **RESOLUTION SCLBC 2019-23 - AUTHORIZING THE NEGOTIATED SALE OF 60 MILL RD., MASTIC BEACH**
Motion to Approve made by Hon. Rich Schaffer; seconded by Hon. Thomas Cilmi. Motion approved 5-0-0.

NEXT STEPS

Next SC Landbank Corp. Board meeting is scheduled for Wednesday, October 23, 2019 at 11:30 a.m.

ADJOURNMENT

Jason Smagin asked for a motion to adjourn. Motion to adjourn made by Hon. Rich Schaffer; seconded by Jason Smagin. Meeting adjourned at 11:53 a.m.