

SUFFOLK COUNTY LANDBANK CORPORATION
H. Lee Dennison Building – 100 Veterans Highway, Hauppauge NY 11788
Special Meeting March 2, 2021, 8:30 am -

Due to the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, the Suffolk County Landbank Corporation Special Board Meeting scheduled for March 2, 2021 will be held electronically via webinar instead of a public meeting open for the public to attend in person. Members of the public may view the Board meeting by clicking the following link:

If members of the public would like to submit a comment at the start of the meeting, please email Landbank@suffolkcountyny.gov to be placed on the attendees list.

The Minutes of the Committee meeting will be transcribed and posted on www.suffolkcountylandbank.org

Board Meeting Agenda
March 2, 2021 – 8:30 A.M.

- I. Call to Order**
 - a. Roll Call

- II. Public Portion**

- III. New Business**
 - i. None

- IV. Requested SCLBC Board Actions**
 - a. **Resolution 2021-03**
Authorizing the Acquisition and Disposition of Tax Liens or Tax Deeds For The Former Wyandanch Day Care Center Site.

 - b. **Resolution 2021-04**
Authorizing the Executive Director to Enter Into a Short-Term Lease Agreement for the Property Located at 55 East Locust Street, Central Islip, NY 11722

- V. Next Steps**
 - a. **The next Board Meeting to be held on March 24, 2021 at 11:30 a.m.**

- VI. Old Business**
 - a. None

- VII. Adjourn**

THE SUFFOLK COUNTY LANDBANK CORPORATION

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100 Veterans Memorial Highway, 2nd Floor
Hauppauge, NY 11788-0099



BOARD RESOLUTION # SCLBC 2021-03
LAID ON THE TABLE 03/02/2021

RESOLUTION SCLBC # 2021-03
AUTHORIZING THE ACQUISITION AND DISPOSITION OF TAX LIENS OR TAX
DEEDS FOR THE FORMER WYANDANCH DAY CARE CENTER SITE,
WYANDANCH, NY

WHEREAS, the Suffolk County Landbank Corporation (“SCLBC”) was established in 2013 pursuant to Article 16 of New York State Not-For-Profit Corporation Law; and

WHEREAS, the SCLBC is empowered to acquire, dispose of and/or redevelop tax delinquent properties and tax liens located throughout Suffolk County, including sites previously deemed unsuitable for acquisition; and

WHEREAS, the Former Wyandanch Day Care Center Site (“the Site”) located in Wyandanch, NY has been identified as a tax delinquent site with combined tax liens, interest, and penalties owed to Suffolk County in an amount totaling over One Million Twenty One Thousand Eight Hundred Eight 91/100 (\$ 1,021,808.91) Dollars, with the tax liens held since the year 2017; and

WHEREAS, the SCLBC has issued a Request for Proposals for redevelopment of the Site; and

WHEREAS, the SCLBC staff now recommends the acquisition of all tax liens or, at the option of the Landbank tax deeds for the aforementioned Site, from Suffolk County, with the intention of identifying one or more parties, selected through the Request for Proposals process, willing to undertake the redevelopment of the site ; and

WHEREAS, the SCLBC Board of Directors wishes to proceed with the acquisition and negotiated assignment of said tax liens or, at the option of the Landbank, tax deeds, because it is in the best interest of the Suffolk County Landbank Corporation and is in alignment with its mission statement to efficiently facilitate the return of distressed and underutilized properties within Suffolk County to productive uses consistent with the comprehensive plans of the jurisdictions in which they are located;

NOW, THEREFORE BE IT:

RESOLVED, the SCLBC hereby authorizes the acquisition of all tax liens or, at the option of the Landbank, tax deeds for the former Wyandanch Day Care Center Site, Wyandanch, NY (SCTM Nos. 0100-058.00-01.00-010.001, 0100-058.00-02.00-001.000, 0100-058.00-01.00-013.000, 0100-058.00-01.00-012.000), to be acquired from Suffolk County at a nominal value not to exceed \$1 per tax lien or, at the option of the Landbank, tax deeds; and be it further

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As Assistant Secretary of the SCLBC, I, Dorian Dale, do hereby certify and declare that the foregoing is full, true and correct.

Name: Dorian Dale
Assistant Secretary, Suffolk County Landbank Corporation
March 2, 2021

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BOARD RESOLUTION # SCLBC 2021-03
 LAID ON THE TABLE 03/02/2021

Motion:

 Bellone/Scully, Dale, Calarco, Cilmi, Schaffer,
 Longworth

Second:

 Bellone/Scully, Dale, Calarco, Cilmi, Schaffer,
 Longworth

Board Member	Yes	No	Abs	NP	R
Steven Bellone/ Peter Scully					
Dorian Dale					
Robert Calarco					
Thomas Cilmi					
Richard Schaffer					
Cara Longworth					

MOTION
<p>___ Approve</p> <p>___ Table</p> <p>___ Discharge</p> <p>Approved ___ Failed ___</p>

RESOLUTION DECLARED
<p>___ Adopted</p> <p>___ Not Adopted</p>

 Name: Dorian Dale,
 Assistant Secretary
 The Suffolk County Landbank Corporation

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BOARD RESOLUTION # SCLBC 2021-04
LAID ON THE TABLE 03/02/2021

RESOLUTION SCLBC # 2021-04
AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A
SHORT-TERM LEASE AGREEMENT FOR THE PROPERTY AT 55 EAST LOCUST
STREET, CENTRAL ISLIP, NY 11722

WHEREAS, the Suffolk County Landbank Corporation (“SCLBC”) has received grant funding from the New York State Office of the Attorney General (“OAG”) under the Community Revitalization Initiative which aims to foster the stabilization of neighborhoods across the State; and

WHEREAS, pursuant to and in accordance with OAG’s Community Revitalization Initiative, the SCLBC established a residential rehabilitation (“Zombie Properties”) pilot program to acquire and rehabilitate vacant, bank foreclosed properties, selling the homes to new, income qualified homeowners as affordable housing; and

WHEREAS, Section D of the Suffolk County Landbank Corp Real Property Disposition Policy allows for the leasing of real property; and

WHEREAS, Resolution 2021-02 authorized the Executive Director to negotiate and enter into partnership with Long Island Housing Partnerships Community Land Trust (“LIHP”) to co-develop several vacant, abandoned, tax-delinquent and tax-foreclosed properties into affordable, rent-to-own homes; and

WHEREAS, the SCLBC has identified a family who wish to Rent-to-Own the property located at 55 East Locust Street, Central Islip, NY 11722; and

WHEREAS, the SCLBC wishes to enter into a short-term lease agreement with the Garvey family for a period of no more than 60 days during the period where SCLBC and LIHP negotiate a Rent-to-Own development agreement; now therefore be it

RESOLVED, the SCLBC hereby authorizes the Executive Director or her designee to negotiate and execute a short-term lease agreement with the Garvey Family for a period of no more than 60 days.

As Assistant Secretary of the SCLBC, I, Dorian Dale, do hereby certify and declare that the foregoing is full, true and correct.

Name: Dorian Dale
Assistant Secretary, Suffolk County Landbank Corporation

March 2, 2021

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Motion:
 Bellone/Scully, Dale, Calarco, Cilmi, Schaffer,
 Longworth

Second:
 Bellone/Scully, Dale, Calarco Cilmi, Schaffer,
 Longworth

Board Member	Yes	No	Abs	NP	R
Steven Bellone/ Peter Scully					
Dorian Dale					
Robert Calarco					
Thomas Cilmi					
Richard Schaffer					
Cara Longworth					

MOTION
<p><input type="checkbox"/> Approve</p> <p><input type="checkbox"/> Table</p> <p><input type="checkbox"/> Discharge</p> <p>Approved <input type="checkbox"/> Failed <input type="checkbox"/></p>

RESOLUTION DECLARED
<p><input type="checkbox"/> Adopted</p> <p><input type="checkbox"/> Not Adopted</p>

 Name: Dorian Dale,
 Assistant Secretary
 The Suffolk County Landbank Corporation