

**SUFFOLK COUNTY LANDBANK CORPORATION**  
**H. Lee Dennison Building – 100 Veterans Highway, Hauppauge NY 11788**  
**Zoom Virtual Meeting**

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**As per Senate Bill 5001/A.4001 waiving requirements of the New York State Open Meetings Law, the February 2<sup>nd</sup>, 2022 meeting of the Suffolk County Landbank Board of Directors will be held electronically via Zoom Video Conferencing (please see instructions below)**

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**If members of the public would like to speak during the public portion at the start of the meeting, please RSVP to [Landbank@suffolkcountyny.gov](mailto:Landbank@suffolkcountyny.gov) no later than 5:00 pm February 1, 2022, to be placed on the speakers list.**

**The Minutes of the Committee meeting will be transcribed and posted on [www.suffolkcountylandbank.org](http://www.suffolkcountylandbank.org)**

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**Board Meeting Agenda**  
**February 2, 2020 – 11:30AM**

- I. Call to Order**
- II. Public Portion**
- III. New Business**
  - a. Review and Approve Minutes :**
    - i. December 8, 2021 Board Meeting, Exhibit A**
  - b. Staff Report**

- c. **Requested SCLBC Board Actions**
    - i. **Resolution 2022-1**  
**Amending the Development Agreement with Habitat for Humanity of Suffolk**
    - ii. **Resolution 2022-2**  
**Authorizing the Negotiated Sale of 248 Crooked Hill Road. Brentwood**
  - d. **Next Steps**  
**The next meeting of the Suffolk County Landbank Board of Directors will be held on March 16, 2022 at 12:30 P.M.**
- IV. **Old Business**
  - a. **None**
- V. **Adjourn**

**Suffolk County Landbank Corporation Board Meeting**  
Suffolk County Department of Economic Development and Planning  
H. Lee Dennison Building, 11<sup>th</sup> Floor  
Hauppauge, NY 11788

**ZOOM Video Conference**

**December 8, 2021 at 11:30 a.m.**

**Verbatim Meeting Minutes**

**PRESENT:**

Board of Directors:

Peter Scully, Deputy County Executive  
Natalie Wright, Commissioner, SC Dept. of Economic Development and Planning  
Hon. Robert Calarco, Presiding Officer, Suffolk County Legislature  
Hon. Thomas Cilmi, Suffolk County Legislator, District #10  
Hon. Rich Schaffer, Supervisor, Town of Babylon  
Cara Longworth, Empire State Development  
Sidney Joyner, Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, President, SC Landbank Corp.  
Robert Braun, Counsel, Suffolk County Dept. of Law  
Matthew Kapell, Project Manager, SC Landbank Corp.  
Mikael Kerr, Project Coordinator, SC Landbank Corp.  
Janet Gremli, SC Dept. of Health Services  
Brian Petersen, PKF O'Connor Davies, LLP  
Dorian Dale, Economic Development Sustainability Director  
Colleen Badolato, SC Dept. of Economic Development and Planning

Guests Present:

Lisa Azzato, Principal Asst. County Attorney, SC Dept. of Law

**Natalie Wright:** Good Morning. We are still technically in morning time. This is the December 8<sup>th</sup> meeting of the Suffolk County Landbank Corporation and for the record, we do have a quorum present. The Notice of the Meeting followed the Open Meetings Law; and the meeting is being held virtually via Zoom, per Senate Bill signed by Governor Hochul, extending the virtual access to public meetings under New York State's Open Meetings Law. All votes on Board Actions and Resolutions will be done via a roll call and we ask that Board Members clearly state their name when making a motion and clearly state their vote when their name is called. Matt, will you conduct a roll call please.

**Matthew Kapell:** Scully?

**Peter Scully:** Present

**Matthew Kapell:** Wright?

**Natalie Wright:** Present

**Matthew Kapell:** Calarco?

**P.O. Rob Calarco:** Present

**Matthew Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Here

**Matthew Kapell:** Schaffer?

**Hon. Rich Schaffer:** Here

**Matthew Kapell:** Longworth?

**Cara Longworth:** Here

**Matthew Kapell:** Joyner?

**Sidney Joyner:** Here

**Matthew Kapell:** Seven

**Natalie Wright:** Great. Thank you. We'll move into the Public Portion of the meeting. The public portion will now be open to individuals who submitted a request to speak to [landbank@suffolkcountyny.gov](mailto:landbank@suffolkcountyny.gov). Matt or Mikael, do we have any speakers?

**Mikael Kerr:** We do not have any speakers signed up.

**Natalie Wright:** Okay, great. Please let the record show that we do not have any requests to make a public comment, therefore, we'll close the public comment portion. Moving into the New Business section of the agenda. The first item on the agenda is to review and approve the Minutes of the October 21, 2021 Board Meeting Minutes. They are attached as Exhibit "A."

**Hon. Rich Schaffer:** Schaffer will make a motion.

**Peter Scully:** Scully, second.

**Natalie Wright:** Supervisor Schaffer with a motion, Deputy County Executive Peter Scully with a second. Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Cilmi?

**Hon. Tom Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Schaffer, yes.

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Great, the motion is approved. The next item under new business is Reviewing and Approving the Minutes of the November 23<sup>rd</sup> Special Board Meeting. They are attached as Exhibit "B". Do I have a motion to approve?

**Hon. Rich Schaffer:** Schaffer, motion.

**Natalie Wright:** Supervisor Schaffer with a motion, and is there a second?

**Cara Longworth:** Longworth

**P.O. Rob Calarco:** Calarco

**Natalie Wright:** I think Cara jumped in first, so Cara Longworth with a second, and Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Cilmi?

**Hon. Tom Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Excellent. Next

**Peter Scully:** Natalie, Natalie.

**Natalie Wright:** Yes

**Peter Scully:** Natalie, can we figure out who's got an open mic and background noise, and ask them to be courteous and mute their microphone if they're not speaking?

**Natalie Wright:** Absolutely. I think it might have been taken care of. Next item on the agenda is the Staff Report. Matt and Mikael, I'll hand it off to you.

**Mikael Kerr:** Okay, thanks Natalie. Before we jump in to the Staff Report, we do just want to alert the Board to one issue that was brought to our attention recently. And, this is about a fraudulent check that was from our closing attorney, Irwin Izen, who assists us on real estate transactions. Someone tried to fraudulently, cash one of his checks. The Landbank was involved because it was a check that was made out to the Landbank, and we have Brian Petersen, our accountant, here who can give a little, kind of overview of it.

**Brian Petersen:** Hi everybody. So, like Mike had mentioned there was fraudulent check that was tried to be cashed, it was unsuccessful, to an escrow account that our attorney held on our behalf for one of the closings. So, it's been reported and they're investigating and again, right now, there's no loss of any particular funds. The reason why we're bringing this to your attention, obviously, because it was related to a closing for Suffolk County Landbank. So, we took it upon ourselves to review our policies and procedures and our security processes to insure that we're secure on our end, and we're happy to say

that it was. So, there are several different ways that they can access this information. It could have been from, you know when you have a closing, there's copies of documents that are sent to various different entities, including the buyers, the buyers' attorney, so we don't know what happened. It might have leaked from that particular area, or it might have leaked from the bank itself, or a bank statement that the people held before. So, even though this doesn't affect us, again, we're just looking at it as an opportunity to review our processes, and to see if there's anything we can do to in essence, secure the funds of the Suffolk County Landbank more than we do now. One of the recommendations that came up was positive pay. We're looking into that right now with the bank to insure that nothing can get cashed without it already being pre-confirmed. So, we're trying to see if we can add that process to our existing procedures now to make our funds more secure. So, at this point, I'd just like to ask if the Board Members have any questions or concerns, you can ask?

**Peter Scully:** Hi, this is Peter Scully. I have a question. The staff had additional facts when they briefed me, which I think would be helpful to the rest of the Board to bring them to bear here, which is more information regarding what apparently happened. I think what I recall staff telling me, was that someone copied a legitimate check and tried to create a new check, is that what happened?

**Brian Petersen:** It appears that they tried to copy, like scan in a copy of the check and manually modify it through like a PDF program, then reprinted it and then tried to deposit it with their mobile app, so they could avoid going to the bank itself with a paper copy of the check without an actual check. So, again, you know, it was caught, thankfully. Now, and that was one thing that was quite interesting because the copies that were presented in the fraud claim included a copy of the front and the back of the check, and we don't have copies of the back of the check in our systems. So, it's still a little confusing as far as where they obtained this copy.

**Peter Scully:** I think that's helpful, a better understanding of what apparently transpired shows that a third-party external got a hold of a copy of a document and then tried to create a fraudulent copy of the document.

**Brian Petersen:** Correct, and it's also important to note that this transaction that occurred happened 2 ½ years ago with the Landbank, so there was a significant time passage, you know, before this person apparently got a hold of this copy.

**Peter Scully:** All right, and my only other question is to the extent that the conduct or the activity may be criminal, that issue would be addressed by the bank or whoever is investigating it?

**Brian Petersen:** Yeah, what happens is that obviously, after the bank is informed properly, the bank picked up on it. The holder of the account, which happened to be the attorney-at-law, did file a claim. And that claim, that notice, will go to the Police District that's in the area that the check was cashed or attempted to be cashed. Because it was a mobile transaction, it will probably end up being located by the bank that the account number was opened at, and that's pretty much where they'll start the investigation.

**Peter Scully:** Thanks.

**Brian Petersen:** No problem. Are there any other questions?

**Mikael Kerr:** All right. Thank you Brian, appreciate that. Okay, so back to the Staff update. So, so far for

2021 we've had 3 properties pay all or some of their back taxes. 97 Old Quogue paid in full. Earlier this year, 860-866 2<sup>nd</sup> St. in Ronkonkoma, this is one that is on our new list of Phase 1's that we're currently assessing, and the owner paid \$25,000 and has committed to pay more by the end of the year, so it's on our watching list, currently. And, same thing with 1462 Straight Path. The owner is in contract to sell the property prior to the end of the year, and they will be paying the outstanding balance of the unpaid taxes at the closing. So, similar, we're just watching it and keeping in contact with their attorney to provide the documents to ensure that the sale went through and that the taxes were paid.

So, so far to date that puts us just over \$7.5 million in back taxes recouped from simply scaring individuals straight. So, currently we have 13 Phase I's that are pending that we hope to be completed before the end of the year, and we have 3 Phase II's that we completed this year. So, and just an update on our transactions. Sales this year were 156 Grant Ave. for \$100,000, and then we have pending sales: 1305 So. Strong, which I don't believe there's any updates about the appeal. Is that correct, Bob?

**Robert Braun:** That's correct, nothing changed.

**Mikael Kerr:** Okay. And then, 294B Old Northport Rd. and the Steck & Philbin Landfill: those we're in contract for. We're just dealing with the buyer and also the DEC to get all of the approvals for their brownfield clean-up application as well as the subsequent investigation and remediation action plan that are being hashed out.

**Robert Braun:** The subject of Steck & Philbin will come up again later in the meeting.

**Mikael Kerr:** Yeah.

**Sarah Lansdale:** During Executive Session.

**Mikael Kerr:** Yeah. So, this is our most recently completed Phase II. It's 10 Fairview Avenue in Smithtown. Janet, do you want to give a quick overview on the results of the Phase II?

**Janet Gremli:** Sure. Cider Environmental prepared the Phase II in November under my direction. Soil, groundwater, sediments and soil vapor were analyzed. They were found to be below action levels and not requiring any remediation with the exception to a storm drain that was impacted by petroleum products. That remediation will be done under the supervision of the Suffolk County Health Department, and that's that for that site.

**Mikael Kerr:** And, we're currently, marketing the property now, so we're hoping to get some bites at that one soon. These are our open RFP's, this is, well only the one open RFP. This is for four parcels on Sycamore Ave. in the Village of Islandia. That RFP, responses are due January 15<sup>th</sup>, I believe, so we'll update the Board subsequent to that about the responses for this.

**Sarah Lansdale:** And, just to add to that, Landbank staff sat down with the Village of Islandia to specifically, discuss the disposition process and solicit their ideas for reuse.

**Mikael Kerr:** Yes, and we have told all the respondents that they need to reach out to the Village before submitting a proposal to us to ensure that whatever they're submitting is in line with the Village's vision for the area. Matt, do you want to take it away? You're on mute.



**Matt Kapell:** We continue to work on the Zombie Program. We currently have three projects under construction. Unfortunately, two of them are delayed because of supply chain issues. We're having a hard time getting construction material. Those would be the last two: 31 Oakland Ave. and 1442 N. Clinton St., but we are continuing, we're just waiting to get the proper supplies. Other than that, we have 248 Crooked Hill, which Habitat for Humanity is working on and that's about 30% done. I think the next slide is an update on 227 Calebs Path, which is the property where Legislator Cilmi and I were at the wall raising. This is about 80% complete now, and they expect the job to be completed by the end of this month or early January.

**Mikael Kerr:** Sure, and so that's it for the Staff update unless there's any questions from the Board, we're happy to answer?

**Hon. Thomas Cilmi:** Matt, thanks for the update on Calebs Path.

**Matt Kapell:** No problem.

**Natalie Wright:** Great. Moving along in the agenda, Requested Board Actions. The first item is **Resolution 2021-27 – Authorizing the Executive Director to Enter Into Renewed Service Contracts with Previously Contracted Firms.** This is basically, renewing all of our Service Contracts. Mikael or Sarah or Matt, do you want to add anything else to that?

**Sarah Lansdale:** So this is for our outside Counsel as well as our Accountant, Auditor and firms that we use for Phase I and Phase II environmental site assessments.

**Peter Scully:** Motion to approve.

**Hon. Rich Schaffer:** Schaffer, second.

**Natalie Wright:** Deputy County Executive Scully with a motion to approve. Supervisor Schaffer with a second. Matt, will you do a roll call please.

**Math Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Great, motion passes. Next item is **Resolution 2021-28, Election of Officers for the 2022 Fiscal Year**. Sarah or Mikael, do you want to review or just give a brief summary? No changes, right?

**Sarah Lansdale:** No changes.

**Hon. Rich Schaffer:** Schaffer will make a motion to approve.

**Natalie Wright:** Supervisor Schaffer with a motion, and is there a second?

**Hon. Thomas Cilmi:** Cilmi seconds.

**Natalie Wright:** Legislator Cilmi with a second, and Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Great, motion passes. Next item is **Resolution 2021-29, Readopting Official Policies**. Sarah, Mikael or Matt, any notable changes here?

**Sarah Lansdale:** No changes. It's the same policies as previously adopted by the Board.

**Natalie Wright:** Okay, great. Is there a motion to approve?

**Legislator Cilmi:** Motion to approve.

**Sidney Joyner:** Motion to approve

**Natalie Wright:** I think, Legislator Cilmi, you might have been first, and Sidney, I'll accept you as a second on the motion to approve.

**Sidney Joyner:** Yes

**Natalie Wright:** Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright?** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Great, motion passes. Now we would like to enter Executive Session. The Board will need to enter to discuss pending litigation, and will be addressed by the next resolution. Is there a motion to approve to enter into Executive Session?

**Robert Braun:** Before we do that, can we just confirm that there are no people in the meeting other than Board Members and Staff? Is that correct?

**Lisa Azzato:** You've got Lisa Azzato with the County Attorney's Office.

**Robert Braun:** Oh, good, you're still staff, so

**Brian Petersen:** Then, you've got Brian Petersen with PKF. So I could definitely drop off as a third party.

**Robert Braun:** You could stay Brian, but there's no reason for you to, really.

**Peter Scully:** Motion to go into Executive Session, Scully.

**Natalie Wright:** Deputy County Executive Scully with a motion? Is there a second?

**P.O. Rob Calarco:** Calarco will second.

**Natalie Wright:** Presiding Officer Calarco with a second. Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer? Schaffer?

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Six

**Natalie Wright:** Great, motion passes. So, we will now *enter Executive Session (11:50 a.m.)*

**Robert Braun:** Excuse me.

**Sarah Lansdale:** Mike, can you pause the recording?

**Robert Braun:** I was about to say the recording should be stopped at this point.

***Executive Session ended 11:57 a.m.***

**Resolution 2021-30, Authorizing the Suffolk County Landbank Corporation to Request Representation from the Suffolk County Department of Law in the Matter of Suffolk County Water Authority V. The Dow Chemical Company, et al.**

**Peter Scully:** Motion to approve Resolution 2021-30.

**Natalie Wright:** Deputy County Executive Peter Scully with a motion. Is there a second to approve Resolution 2021-30?

**P.O. Rob Calarco:** Second.

**Natalie Wright:** Presiding Officer Calarco with a second, and Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Six

**Hon. Rich Schaffer:** And, I vote "Yes."

**Matt Kapell:** Seven

**Natalie Wright:** Great, motion passes. Next item on the agenda is **Resolution 2021-31, Authorizing and Approving a Settlement Agreement to an Action Relating to the Lawrence Aviation Industries Site**. Do you guys want to give any background on this one?

**Robert Braun:** We should also be in Executive Session to discuss this as well.

**Natalie Wright:** All right. So, is there a motion to enter into Executive Session and this would be under the same reasoning, pending litigation?

**Robert Braun:** That's right.

**Natalie Wright:** Okay, the reasoning would be pending litigation. Is there a motion to enter Executive Session?

**Hon. Thomas Cilmi:** Motion by Cilmi.

**P.O. Rob Calarco:** Second by Calarco.

**Natalie Wright:** Motion by Legislator Cilmi and a second by Presiding Officer Calarco. Matt, can you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Great, and we have no one except for Staff and Board Members.

***Entered Executive Session at 11:59 a.m.***

***Exited Executive Session at 12:10 p.m.***

**Natalie Wright:** We re-enter the public portion. The recording has restarted. Is there a motion for Resolution 2021-31, Authorizing and Approving a Settlement Agreement to an Action Relating to the Lawrence Aviation Industries Site?

**Hon. Thomas Cilmi:** Cilmi motions to approve.

**Natalie Wright:** Legislator Cilmi with a motion. Is there a second?

**P.O. Rob Calarco:** Calarco will second.

**Natalie Wright:** Presiding Officer Calarco with a second.

**Hon. Thomas Cilmi:** On the motion, before you take the roll call, given the historic nature of this agreement and what it will mean for our environment, what it will mean for our economy, what it will mean fiscally, for the County, all to the good, I think we should do some sort of press. You know, Press Release, whatever, on the status of this property.

**Peter Scully:** I think that's a great idea.

**Natalie Wright:** Excellent! Matt, will you do a roll call.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** All right, motion passes. Moving on the **Resolution 2021-32, Directing Staff to Identify and Apply for Funding from the American Rescue Plan or Federal Infrastructure Funds**. Sarah or Mikael, I don't know if you want to give any background here, but essentially, we believe there is funding available that can assist the Landbank's efforts and we're requesting authorization to be able to pursue that. Is that accurate?

**Sarah Lansdale:** That is accurate. I'll turn it over to Mike in a second. We have the benefit of being members of the New York State Landbank Association, and through conversations with other landbanks, they have shared information about funding sources from time to time, and we also, in turn, share information about our work as it relates, especially the brownfields program. So, Mike, do you want to talk a little bit about the information that you've received?

**Mikael Kerr:** Sure. So, in one of the more recent Landbank Association meetings, a few of the landbanks located in Upstate New York, mentioned that they had received some funding commitments from their local counties to continue their Zombie work doing renovations, rehabs, demolitions and things of that nature. So, we thought we would also explore that and hopefully, apply for some funding. And this is because the funding that we have received from the Attorney General's Office, managed by Enterprise Community Partners is set to expire at the end of this year, and there are no other specific



landbank funding sources that have been identified for the future and so, as the eviction moratorium sunsets in early next year, we want to be prepared for a potential increase in vacant properties throughout the County, so that we can address these properties as they come.

**Hon. Thomas Cilmi:** Can I ask you a question? So, this would be in addition to, like we're not suggesting that the County part with any of the funding that it's already received. This would be additional funding that we would request directly from the Landbank, correct?

**Sarah Lansdale:** That's right.

**Hon. Thomas Cilmi:** Great.

**Natalie Wright:** Seeing no other questions or comments, is there a motion to approve?

**Hon. Thomas Cilmi:** Cilmi makes a motion to approve.

**Natalie Wright:** Legislator Cilmi with a motion, and is there a second?

**Cara Longworth:** Longworth will second.

**Hon. Rich Schaffer:** Second by Schaffer.

**Natalie Wright:** With a second, Cara beat you to the punch. Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Hon. Rich Schaffer:** Yes

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Seven

**Natalie Wright:** Excellent, motion passes. That is the end of our New Business section for the agenda. Moving into Old Business and Correspondence. There are two very important Board Members that we have that have served for quite a long period of time, oh great, I didn't know you were going to have photos too, this is great. So, we wanted to present a Proclamation for both of you, so I will just head right into it.

*"Whereas the health and well-being of Suffolk County is directly related to cleanliness of the environment, and*

*Whereas the prosperity of Suffolk County is dependent upon the redevelopment of distressed and underutilized properties, and*

*Whereas, Suffolk County Landbank Corporation has recouped over \$7.5 million in tax lien payments from delinquent property owners and sold 24 brownfield tax lots netting \$2.5 million in sales, and has begun collection of \$500,000 in annual taxes of brownfield properties returned to the tax rolls, and*

*Whereas, Suffolk County Landbank has invested over \$3.5 million in local communities acquiring and renovating Zombie properties, and generated \$4.1 million in sales revenues to be reinvested into the Program. To date, 18 Affordable Homes have been sold to income qualified first-time homebuyers, two homes have been donated to the Town of Brookhaven for wetlands restoration and five properties have been donated to Habitat for Humanity for construction of new homes built by the community and future homeowners.*

*Whereas, our communities and environment continue to remain pure and vibrant, the efforts of dedicated public servants, such as our Legislators; now therefore,*

*The Suffolk County Landbank Corporation and its Members do hereby proclaim our gratitude to Honorable Thomas Cilmi, Suffolk County Legislator and founding Member of the Suffolk County Landbank Corporation, and Honorable Robert T. Calarco, Presiding Officer of the Suffolk County Legislature and Member of the Suffolk County Landbank Corporation."*

And, just informally, outside of the Proclamation, I really want to thank both of you for your dedication and your service, not only here, but to Suffolk County at large. It cannot be overstated, the tremendous impact that you have had on the residents.

**Peter Scully:** I just want to add a comment on behalf of the County Executive about the leadership that you both have exhibited and the importance of trying to keep any political influences from affecting the process that the Landbank has put in place at all times. You have both been such staunch supporters of the Landbank's efforts and have always managed to keep politics out and allowed the processes to move forward, and I know that in the environment that we're living these days, that is no small feat. I just want to express the County Executive's appreciation for all of your hard work and support. So, sincerely, great work guys.

**Hon. Thomas Cilmi:** Thank you.

**P.O. Rob Calarco:** Thanks.

**Hon. Thomas Cilmi:** It's been a great pleasure and privilege to be a part of this organization. The work that we have done is remarkable. When I first got into office, I stumbled upon this situation where we had this big piece of property in Islip that was contaminating the ground and that was a blight on the community, and that was costing Suffolk taxpayers hundreds of thousands of dollars in unpaid taxes that we had to pay other jurisdictions, and it was so astounding to me that there was no way to deal with these kinds of properties and it was further horrifying to me that there were many of these properties throughout Suffolk County that we were dealing with and so to have been part of the process by which we actually fix that problem, and, to have seen the results that we've seen in all of those categories, in terms of protecting the environment, fixing fiscal problems, and improving communities. And then, to further our work in an area that I was, quite frankly, skeptical about to begin with regard to the Zombie homes, and to be able to see new homeowners take ownership of properties that would otherwise be sitting with boards on them, being occupied, probably, by squatters, has been nothing short of extraordinarily rewarding for me. So, thanks to all the Staff and my fellow Board Members for the work that you all have joined in doing, and I look forward to continuing the work in a different way in the future.

**P.O. Rob Calarco:** And, let me first thank Tom. He's done a great work and was a real leader in helping set up this Landbank, and actually, when I think back to it, when the Landbank was created, I was the Majority Leader of the Legislature, which entitled me to sit on the Board, but my predecessor, Presiding Officer DuWayne Gregory, was instrumental in creating the Landbank as well, and so I deferred to him and he did it quite well for many years, and I've had the short tenure to be able to be here, but the Landbank is doing really important work solving some really intractable problems for the County, and I thank you all for it and certainly, to the Board Members, we just take votes, you guys, you're the ones who do all the real work behind the scenes to get it done. So, thank you to all of you for your hard work and dedication to solving these issues for the County.

**Natalie Wright:** Thank you so much. With that, just to relay for Next Steps, the 2022 Board and Committee dates are to be determined, and the last item is adjourning the meeting. If there are no other comments or questions, is there a motion to adjourn?

**P.O. Rob Calarco:** Motion

**Peter Scully:** That would be Calarco and Cilmi, gotta be.

**Natalie Wright:** All right, Presiding Officer Calarco with a motion and Legislator Cilmi with a second?

**Hon. Thomas Cilmi:** Sure.

**Natalie Wright:** And, Matt, will you do a roll call please.

**Matt Kapell:** Scully?

**Peter Scully:** Yes

**Matt Kapell:** Wright?

**Natalie Wright:** Yes

**Matt Kapell:** Calarco?

**P.O. Rob Calarco:** Yes

**Matt Kapell:** Cilmi?

**Hon. Thomas Cilmi:** Yes

**Matt Kapell:** Schaffer?

**Matt Kapell:** Longworth?

**Cara Longworth:** Yes

**Matt Kapell:** Joyner?

**Sidney Joyner:** Yes

**Matt Kapell:** Six

**Natalie Wright:** Excellent. The motion approved, the meeting is adjourned. Thank you everyone. You have a wonderful afternoon.

***Meeting adjourned at 12:20 p.m.***

DRAFT

**THE SUFFOLK COUNTY LANDBANK CORPORATION**

H. Lee Dennison Building  
100 Veterans Memorial Highway, 2<sup>nd</sup> Floor  
Hauppauge, NY 11788-0099



BOARD RESOLUTION # SCLBC 2022-1  
LAID ON THE TABLE 02/02/2022

**RESOLUTION SCLBC # 2022-1**  
**AUTHORIZING AN AMENDMENT TO THE CO-DEVELOPMENT AGREEMENT WITH**  
**HABITAT FOR HUMANITY OF SUFFOLK**

**WHEREAS**, pursuant to Resolution SCLBC 2020-28 the SCLBC and Habitat for Humanity of Suffolk entered into a co-development agreement for the development of affordable single family homes; and

**WHEREAS**, pursuant to Exhibit 5 of the co-development agreement Habitat for Humanity of Suffolk would receive a 10% developer fee for services related to construction and sale of the development of affordable single family homes; and

**WHEREAS**, Habitat for Humanity of Suffolk and SCLBC agree that a third party organization is needed to complete the income qualification and sale of the property located at 248 Crooked Hill Road, Brentwood; and

**WHEREAS**, SCLBC and Habitat for Humanity hereby desire to amend the development agreement to provide Habitat for Humanity with a 5% developer fee and allow the SCLBC to hire a third party organization to income qualify and sell the property located at 248 Crooked Hill Road, Brentwood; now therefore be it

**RESOLVED**, the SCLBC hereby authorizes the Executive Director or her designee to take such further actions and amend the co-development agreement with Habitat for Humanity as may be necessary or desirable to change the developer fee to 5% and allow the SCLBC to hire a third party organization to income qualify and sell the property located at 248 Crooked Hill Road, Brentwood.

As Secretary of the SCLBC, I, Natalie Wright, do hereby certify and declare that the foregoing is full, true and correct.

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Name: Natalie Wright  
Secretary, Suffolk County Landbank Corporation

February 2, 2022

## THE SUFFOLK COUNTY LANDBANK CORPORATION

H. Lee Dennison Building  
100 Veterans Memorial Highway, 2<sup>nd</sup> Floor  
Hauppauge, NY 11788-0099



BOARD RESOLUTION # SCLBC 2022-1  
LAID ON THE TABLE 02/02/2022

### **Motion:**

Bellone/Scully, Wright, Mazzearella, Richberg,  
Cilmi, Schaffer, Longworth, Joyner

### **Second:**

Bellone/Scully, Wright, Mazzearella, Richberg,  
Cilmi, Schaffer, Longworth, Joyner

Board Member	Yes	No	Abs	NP	R
Steven Bellone/ Peter Scully					
Natalie Wright					
James Mazzearella					
Jason Richberg					
Thomas Cilmi					
Richard Schaffer					
Cara Longworth					
Sidney Joyner					

### **MOTION**

\_\_\_ Approve

\_\_\_ Table

\_\_\_ Discharge

Approved \_\_\_      Failed \_\_\_

### **RESOLUTION DECLARED**

\_\_\_ Adopted

\_\_\_ Not Adopted

\_\_\_\_\_  
Name: Natalie Wright,  
Secretary  
The Suffolk County Landbank Corporation

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BOARD RESOLUTION # SCLBC 2022-2  
LAID ON THE TABLE 02/02/2022

**RESOLUTION SCLBC # 2022-2**  
**AUTHORIZING THE NEGOTIATED DISPOSITION OF THE PROPERTY AT**  
**248 CROOKED HILL ROAD, BRENTWOOD, NY**

**WHEREAS**, Suffolk County Landbank Corporation ("SCLBC") resolution #2020-17 authorized the acquisition of certain properties from the Suffolk County Department of Social Services; and

**WHEREAS**, SCLBC resolution #2020-28 authorized the Executive Director to enter into contracts with the Habitat for Humanity of Suffolk for the rehabilitation of vacant, bank foreclosed homes; and

**WHEREAS**, the SCLBC received, via the Suffolk County Department of Social Services , certain real property located at 248 Crooked Hill Road, Brentwood for a net purchase of \$1.00; and

**WHEREAS**, The Estimated Fair Market Value of 248 Crooked Hill Road, Brentwood is to be determined; and

**WHEREAS**, disposition of this property for a price at or below its Estimated Fair Market Value to a homebuyer certified at or below 80% is within the mission of the SCLBC to efficiently facilitate the return of distressed and underutilized properties within Suffolk County to productive uses; and

**WHEREAS**, SCLBC intends to contract with an approved Non-Profit Community Housing Development Agency to income qualify potential buyers and sell the property located at 248 Crooked Hill Road, Brentwood; and

**WHEREAS**, the expeditious sale of this property will facilitate the purchase, rehabilitation and resale of additional abandoned, blighted, foreclosed residential properties; and

**WHEREAS**, pursuant to the SCLBC's disposition policy, proper information has been provided to this Board of Directors; now, therefore be it;

**RESOLVED**, that the SCLBC authorizes the Executive Director to enter into a negotiated contract for the sale of 248 Crooked Hill Road, Brentwood with a buyer to be determined later, as identified, counseled and income qualified; and be it further

**RESOLVED**, that such contract shall contain covenants requiring the home to remain as owner-occupied affordable housing for an income eligible family who earn 80% or less of area median income at the time of qualification for purchase, and it shall be so occupied for a period not less than ten (10) years from the executed contract date..



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BOARD RESOLUTION # SCLBC 2022-2  
LAID ON THE TABLE 02/02/2022



As Vice-Chairperson of the SCLBC, I, Natalie Wright, do hereby certify and declare that the foregoing is full, true and correct.

---

Name: Natalie Wright  
Secretary, Suffolk County Landbank Corporation

February 2, 2022

# THE SUFFOLK COUNTY LANDBANK CORPORATION

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BOARD RESOLUTION # SCLBC 2022-2  
LAID ON THE TABLE 02/02/2022

## **Motion:**

Bellone/Scully, Wright, Mazzearella, Richberg,  
Cilmi, Schaffer, Longworth, Joyner

## **Second:**

Bellone/Scully, Wright, Mazzearella, Richberg,  
Cilmi, Schaffer, Longworth Joyner

Board Member	Yes	No	Abs	NP	R
Steven Bellone/ Peter Scully					
James Mazzearella					
Jason Richberg					
Natalie Wright					
Thomas Cilmi					
Richard Schaffer					
Cara Longworth					
Sidney Joyner					

## **MOTION**

\_\_\_ Approve

\_\_\_ Table

\_\_\_ Discharge

Approved \_\_\_      Failed \_\_\_

## **RESOLUTION DECLARED**

\_\_\_ Adopted

\_\_\_ Not Adopted

\_\_\_\_\_  
Name: Natalie Wright,  
Secretary  
The Suffolk County Landbank Corporation