



# Annual Report 2020

The Suffolk County Landbank Corporation  
H. Lee Dennison Building  
100 Veterans Memorial Hwy, 2<sup>nd</sup> Floor  
Hauppauge, NY 11788  
631-853-5751

[www.suffolkcountylandbank.org](http://www.suffolkcountylandbank.org)

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# Board of Directors , Officers & Corporation Staff

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## Board of Directors & Officers

Hon. Steven Bellone, *Chairperson*

Natalie Wright, *Vice-Chairperson  
& Secretary*

Hon. Robert Calarco, *Director*

Hon. Thomas Cilmi, *Director*

Cara Longworth, *Director*

Hon. Richard Schaffer, *Director*

Peter Scully, *Designee for County  
Executive, Steve Bellone*

Vacant, *Treasurer*

## Corporation Staff

Colleen Badolato, *Executive  
Administrative Assistant*

Robert Braun, Esq. *Lead Counsel*

Dorian Dale, *Assistant Secretary*

Janet Gremli, *Suffolk County  
Department of Health Liaison*

Mathew Kapell, *Senior Project Manager*

Mikael Kerr, *Project Manager*

Sarah Lansdale, *Executive  
Director/President*

[Corporation Outside Counsel](#) - Harris Beach, PLLC

[Environmental Outside Counsel](#) - Allen and Desnoyers, LLP

[Corporation Accountants](#) – PKF O'Connor Davies,  
Accountants & Advisors

[Corporation Auditor](#) - Sheehan & Company, CPA, PC



# SUFFOLK COUNTY LANDBANK CORPORATION 2020 ANNUAL REPORT

## **SUFFOLK COUNTY LANDBANK CORPORATION 2020 ANNUAL REPORT**

*Dated as of March 24, 2021*

This report has been prepared in compliance with the Public Authorities Reform Act of 2009. The Suffolk County Landbank Corporation (“SCLBC” or “Corporation”) is a non-profit entity authorized under New York State’s Land Bank Act (Article 16 of the Not-for-Profit Corporation Law), which passed in 2011. It is not a County agency, but operates in close affiliation with Suffolk County Government via a memorandum of understanding.



# Mission Statement and List of Measurements

The mission of the Corporation is to efficiently facilitate the return of distressed and underutilized properties within Suffolk County (“The County”) to productive uses consistent with the comprehensive plans of the jurisdictions in which they are located.

To accomplish this mission the SCLBC has listed 7 measureable performance goals which are publicly available and understood by the SCLBC staff.

## These Goals Are:

1. Reduce the number tax delinquent and environmentally challenged properties within Suffolk County
2. Return tax delinquent parcels to the tax rolls
3. Facilitate environmental site assessments of Brownfield parcels
4. Transfer tax liens from the County to the SCLBC
5. Market and sell tax-delinquent properties to qualified third party developers
6. Increase the number of parcels remediated and redeveloped by 3rd party developers
7. Rehabilitate and resell foreclosed residential property to residents with incomes at 100% of AMI or below



# 2020 Operations and Accomplishments

## Tax Delinquent Brownfield Program

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12 Brownfields  
marketed in 2020

- 5 Sites Sold
  - 4 Sites Pending Sale as of March 24, 2021
- 
- \$525,000 generated from tax lien sales
  - \$496,293 annual and back taxes generated
  - \$7,181,916 in back taxes collected since the creation of SCLBC in 2013, thanks to collaborative efforts of SCLBC, SCDHS and Suffolk County Comptroller

Throughout 2020, the SCLBC marketed tax liens on 12 tax-delinquent brownfield sites via RFP and online listing services. Online listing sites utilized were, [www.loopnet.com](http://www.loopnet.com), [www.oppsites.com](http://www.oppsites.com) and [www.brownfieldlistings.com](http://www.brownfieldlistings.com). Additional marketing was also done through flyers, web-conferences and lien-sale notification letters sent to adjacent property owners.

Additionally, the SCLBC remitted \$63,870.40 to the New York State Department of Environmental Conservation (NYSDEC) as per the historic Memorandum of Understanding between SCLBC and NYSDEC.



# 2020 Operations and Accomplishments

## Tax Delinquent Brownfield Program

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### Tax-Delinquent Brownfield Project Spotlight

| Street Address    | Hamlet   | Town    | Acres | Current/Past Use | Zoning     | Yearly Cost to County | Outstanding Taxes | Estimated Cleanup Cost |
|-------------------|----------|---------|-------|------------------|------------|-----------------------|-------------------|------------------------|
| 1200 Montauk Hwy. | Copiague | Babylon | 0.14  | Pest Control     | E-Business | \$14,801              | \$150,403         | \$82,000               |



|                  |  |
|------------------|--|
| Buyer            | BP Interiors Style Inc.  |
| Sale Price       | \$40,000   |
| Proposed End Use | Office and Showroom  |
| Remediation      | Sanitary system remediation, petroleum spill remediation, remediation of soils impacted by pesticides and heavy metals |





# 2020 Operations and Accomplishments

## Tax Delinquent Brownfield Program

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### Former Medigen Facility (sold Spring 2018)

- Remediation work now completed and new light industrial tenants are occupying the building.

#### Before



#### After





# 2020 Operations and Accomplishments

## Tax Delinquent Brownfield Program

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- 2020 Environmental Site Assessments and Due Diligence
  - Performed 5 Limited Phase I environmental site assessments on tax-delinquent brownfield sites.
  - Performed 1 Limited Phase II remedial site investigation on tax-delinquent brownfield property in collaboration with the Suffolk County Department of Health Services (“SCDHS”).
  - Obtained 2 appraisals on tax-delinquent brownfield sites for marketing purposes.
  - Coordinated with SCDHS to obtain administrative warrants authorizing the SCDHS and third party environmental consulting firms to access sites and perform Phase II environmental site investigations.
  - Phase I and Phase II environmental site assessments have proven to be a critical component of the SCLBC’s Brownfield Program. Providing environmental site assessments helps the SCLBC and developer negotiate a fair price and fulfill mission objectives of remediating environmentally contaminated properties and returning them to the tax roll.

The SCLBC continues to leverage the historic agreement with New York State Department of Environmental Conservation (“NYSDEC”), New York State Oil Spill Fund, and Suffolk County:

- By sharing information amongst the respective entities to facilitate the sale of tax-delinquent brownfield properties in Suffolk.
- By affording liability protection for the County and SCLBC.
- For the benefit of prospective buyers, releasing historical costs associated with NYS DEC or NYS Oil Spill Fund cleanup actions incurred prior to the transfer of the sites.

In 2020, the SCLBC marketed five (5) tax-delinquent brownfield sites for re-use, utilizing Environmental Assessment Data in collaboration with SCDHS and NYSDEC. As of quarter one of 2021, four (4) sales negotiated in 2020 were pending and expected to close in 2021.

As of 2020, three properties sold for re-development have completed SCDHS remediation requirements.

SCLBC continued to coordinate with the Suffolk County Comptroller’s Tax Lien Unit resulting in further collection of back taxes from property owners.



# 2020 Operations and Accomplishments

## ARBOR Program

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Acquire and Renovate Bank Owned Residences

*Reclaiming Blight to Plant the Seeds of Affordable Home Ownership in Suffolk County*

With funding from the New York Attorney General's Community Revitalization Initiative Grant, managed by Enterprise Community Partners, the Suffolk County Landbank Corporation was able to accomplish the following goals:

- |   |   |   |   |
|---|---|---|---|
| 5 | Properties<br>Acquired Throughout<br>Suffolk County       | 2 | Homes sold to first time<br>Homebuyers as affordable<br>housing |
| 9 | Homes in negotiations/<br>preparing to be Sold<br>in 2020 | 1 | Home donated to Habitat<br>Of Humanity                          |

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**\$198,625**

Spent Acquiring Homes

**\$377,994**

Invested in Property Improvements

**\$425,000**

Sales revenue generated and  
reinvested into the program



### Arbor Project Spotlight

- In 2020, the SCLBC and Habitat for Humanity of Suffolk celebrated the wall raising of a joint project at 9 Ditmas Ave Mastic.



Wall

Raise  
CEREMONY

Future home of  
**DANIEL & JENNIFER  
MARCHELEWSKI**

**OCTOBER 15, 2020 | 8:45 AM**  
**9 DITMAS AVENUE MASTIC, NY**



# 2019 Operations and Accomplishments

## ARBOR Program

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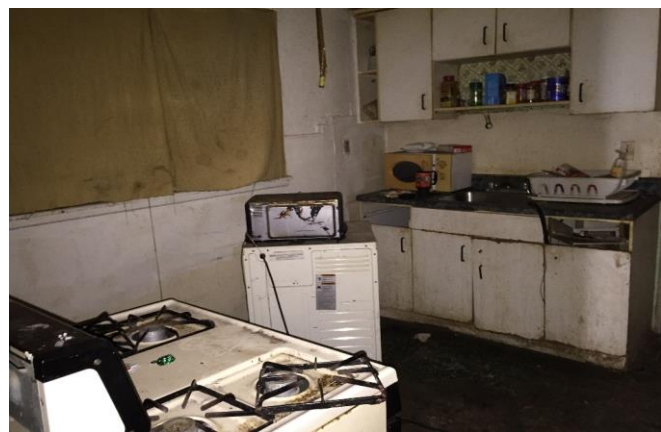
### Arbor Project Spotlight

- In 2020, the SCLBC and Community Development Corporation of Long Island Completed Renovations on a Zombie home located at 106 Irving Ave. Wyandanch

Before



After



# Real Property Owned or Disposed by the Corporation in 2019

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The Corporation acquired the following five (5) properties in 2019

| Address                   | Purchase Price | Assessed Value | Transferor                        |
|---------------------------|----------------|----------------|-----------------------------------|
| 46 Stuyvesant Ave. Mastic | \$107,190.28   | \$130,000      | Fannie Mae                        |
| 5 Rutland Rd. Mastic      | \$1.00         | \$20,000       | Community Restoration Corporation |
| 256 Commack Rd. Mastic    | \$45,095.17    | n/a            | Suffolk County                    |
| 216 Washington Dr. Mastic | \$1.00         | n/a            | Community Restoration Corporation |
| 19 Chestnut St. Wyandanch | \$46,338.51    | n/a            | Suffolk County                    |

The Corporation disposed of the following three (3) properties in 2020

| Address                  | Sale Price | Estimated Fair Market Value | Date Disposed | Transferee           | Conditions/Restrictions |
|--------------------------|------------|-----------------------------|---------------|----------------------|-------------------------|
| 41 Arrowhead Dr. Shirley | 1.00       | \$23,000                    | 2/19/2020     | Habitat for Humanity | 10 Year Affordability   |
| 60 Mill Dr. Mastic Beach | \$190,000  | \$200,500                   | 5/22/2020     | Joy Acerra           | 10 Year Affordability   |
| 20 Allanwood Dr. Shirley | \$235,000  | \$235,000                   | 7/2/2020      | Sage Guiffre         | 10 Year Affordability   |



# Real Property Owned or Disposed by the Corporation in 2019

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At the close of the fiscal year, eight properties were held in inventory with the following status

| Location |   | Status               |
|----------|---|----------------------|
| 1        | 205 New Ave. Wyandanch                        | In Contract          |
| 2        | 106 Irving Ave. Wyandanch                     | In Contract          |
| 3        | 30 <sup>th</sup> St. & Jamaica Ave. Wyandanch | Pending Transfer     |
| 4        | 19 Chestnut St. Wyandanch                     | Pending Transfer     |
| 5        | 123 Neptune Ave.                              | Shirley              |
| 6        | 216 Washington Dr. Mastic                     | Pending Transfer     |
| 7        | 114 Longfellow Dr. Mastic                     | Buyer Identified     |
| 8        | 46 Stuyvesant Ave. Mastic                     | In Contract          |
| 9        | 256 Commack Rd. Mastic                        | Construction Pending |
| 10       | 5 Rutland Rd. Mastic                          | Marketing            |
| 11       | 55 East Locust Ave. Central Islip             | Pending Transfer     |





- In 2018, The SCLBC was awarded \$1,300,000 in Community Revitalization Initiative Round 4 Funds to aid in addressing tax-delinquent brownfields and “zombie” houses throughout Suffolk County. These funds, will be distributed and managed by Enterprise Community Partners through December 31, 2020.
- In December 2020 the Community Revitalization Initiative Round 4 grant contract was extended through June 30, 2021.



Condensed Statement of Net Position  
Governmental Activities  
As of December 31,

|                           | 2020                | 2019                |
|---------------------------|---------------------|---------------------|
| <b>Assets</b>             |                     |                     |
| Current and other assets  | \$ 4,568,945        | \$ 3,655,776        |
| <b>Total Assets</b>       | <u>4,568,945</u>    | <u>3,655,776</u>    |
| <b>Liabilities</b>        |                     |                     |
| Current liabilities       | 916,553             | 537,759             |
| <b>Total Liabilities</b>  | <u>916,553</u>      | <u>537,759</u>      |
| <b>Net Position</b>       |                     |                     |
| Restricted                | 500,000             | 500,000             |
| Unrestricted              | 3,152,392           | 2,618,017           |
| <b>Total Net Position</b> | <u>\$ 3,652,392</u> | <u>\$ 3,118,017</u> |

Condensed Statement of Activities  
Governmental Activities

|  | Year ended<br>December 31, 2020 | Year ended<br>December 31, 2019 |
|--|---------------------------------|---------------------------------|
| <b>Revenues</b>                          |                                 |                                 |
| <b>Program Revenues</b>                  |                                 |                                 |
| Charges for services                     | \$ 435,337                      | \$ 403,184                      |
| Operating grants and contributions       | 722,688                         | 904,557                         |
| <b>Total Program Revenues</b>            | <u>1,158,025</u>                | <u>1,307,741</u>                |
| <b>General Revenues</b>                  |                                 |                                 |
| Interest                                 | 9,449                           | 39,613                          |
| <b>Total General Revenues</b>            | <u>9,449</u>                    | <u>39,613</u>                   |
| <b>Total Revenues</b>                    | <u>1,167,474</u>                | <u>1,347,354</u>                |
| <b>Expenses</b>                          |                                 |                                 |
| Home and community services              | 204,113                         | 249,069                         |
| <b>Total Expenses</b>                    | <u>204,113</u>                  | <u>249,069</u>                  |
| Change in Net Position Before Transfers  | 963,361                         | 1,098,285                       |
| Transfers                                | (428,986)                       | (342,084)                       |
| <b>Change in Net Position</b>            | <u>534,375</u>                  | <u>756,201</u>                  |
| <b>Net Position at Beginning of Year</b> | <u>3,118,017</u>                | <u>2,361,816</u>                |
| <b>Net Position at End of Year</b>       | <u>\$ 3,652,392</u>             | <u>\$ 3,118,017</u>             |

# Assessment of the Effectiveness of Internal Control Structure and Procedures

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This statement certifies that the Suffolk County Landbank Corporation followed a process that assessed and documented the adequacy of its internal control structure and policies for the year ending December 31, 2020. To the extent that deficiencies were identified, the Corporation has developed corrective action plans to reduce any corresponding risk. There was one material change to the Corporation's internal control structure in FY2020, Resolution SCLBC2020-23 created the position of Assistant Secretary.



## Bonds of the Corporation

- The Corporation has no bonds

## Compensation Schedule

- The Corporation is staffed by Suffolk County Employees via a Memorandum of Understanding agreement between the Corporation and Suffolk County whereby, among other things, the County is reimbursed for time County staff devotes to the Landbank

## Projects Undertaken by the Corporation During 2020

- As highlighted in the 2020 Operations and Accomplishments, the Corporation engaged in several projects in the execution of its mission to efficiently facilitate the return of distressed and underutilized properties within Suffolk County to productive uses consistent with the comprehensive plans of the jurisdiction in which they are located. These projects focused on addressing tax-delinquent brownfield properties and “zombie” properties



## Description of Pending Litigation

- The Corporation was not involved as a party to any litigation in fiscal year 2019.

## Description of the total amount of assets, services, or both assets and services bought or sold without competitive bidding in 2020

- In 2020, the SCLBC purchased real property via negotiations, which is highlighted in the ARBOR Program section.
- In the first quarter of 2021, \$342,518.92 was paid to Suffolk County to reimburse the County for fiscal year 2020 staffing costs incurred and excess proceeds from brownfield sales as per the Memorandum of Understanding between the Landbank and Suffolk County.



# Certificate of the Chief Executive Officer and the Chief Financial Officer of Suffolk County Landbank Corporation

The undersigned chief executive officer and chief financial officer of Suffolk County Landbank Corporation, a land bank organized pursuant to Section 1600 of the Not-For-Profit Corporation Law of the State of New York, hereby certify, pursuant to subdivision 3 of Section 2800 of the Public Authorities Law, as follows:

The financial information provided within the Annual Report of the Suffolk County Landbank Corporation (the “Corporation”), dated as of March 24, 2021 (the “Annual Report”), is based upon current financial information and to the best of our knowledge, is accurate, correct and does not contain any untrue statement of material fact. The Annual Report does not omit any material fact which, if omitted, would cause the financial statements to be misleading in the light of the circumstances under which the report and any such statements made therein are made. The Annual Report fairly represents in all material respects the financial condition and results of operations of the Corporation as of, and for, the periods presented in said report. IN WITNESS WHEREOF, the undersigned chief executive officer and chief financial officer have executed this Certificate as of this 24<sup>th</sup> day of March, 2021.

|                              |              |  |              |
|------------------------------|--------------|--|--------------|
| <i>Natalie Wright</i>        | Mar 25, 2021 | <i>Sidney B. Joyner</i>                          | Mar 25, 2021 |
| _____                        | _____        | <u>Sidney B. Joyner (Mar 25, 2021 13:32 EDT)</u> | _____        |
| Natalie Wright               | Date         | Sidney Joyner                                    | Date         |
| CEO / Vice Chair / Secretary |              | CFO / Treasurer                                  |              |













# SCLBC 2020 -Annual Report-Financial Certification

Final Audit Report

2021-03-25

|                 |   |
|-----------------|---|
| Created:        | 2021-03-24                                    |
| By:             | Mikael Kerr (mikael.kerr@suffolkcountyny.gov) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAAJyOdMDi_efMzsjrcPmG8xi2zZaXerUZz  |

## "SCLBC 2020 -Annual Report-Financial Certification" History

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-  Agreement completed.  
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