

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

ZOOM Video Conference

October 21, 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
Janet Gremli, Dept. of Health Services
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Brian Petersen, PKF O'Connor Davies, LLP

Natalie Wright: Good Morning Everybody. So, this is the October 21st scheduled meeting of the Suffolk County Landbank Corporation Board of Directors Meeting, and for the record, we do have a quorum present. The Notice of the Meeting followed the Open Meetings Law and due to the ongoing pandemic, this meeting is being held virtually via Zoom. All votes on Board Actions and Resolutions will be done via roll call and we ask the Board Members to clearly state their vote when their name is called. Mike, will you conduct a roll call please.

Mikael Kerr: Scully, Scully?

Sarah Lansdale: Just skip over and go to the next.

Mikael Kerr: Wright?

Natalie Wright: Present

Mikael Kerr: Calarco?

P.O. Rob Calarco: Present

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Here.

Peter Scully: I'm having a problem with my audio, I think. I can't hear anybody.

Mikael Kerr: We heard you now, Peter. Schaffer?

Hon. Rich Schaffer: Here

Mikael Kerr: Longworth?

Cara Longworth: Here

Mikael Kerr: Joyner?

Peter Scully: I think I'll leave and come back.

Sidney Joyner: Here

Mikael Kerr: Seven

Natalie Wright: It looks like Peter is leaving and rejoining due to audio issues. I will move forward in the meeting for the Public Portion. So, the Public Portion is now open to individuals who submitted a request to speak to landbank@suffolkcountyny.gov . Mike, for the record, do we have any public speakers or comments that were received?

Mikael Kerr: We do not.

Natalie Wright: Okay, great. So, we will close the Public Portion. Moving into New Business, the first item on the Agenda is to Review and Approve the Minutes. These are the Minutes from August 11, 2021 Board Meeting Minutes. They are attached as "Exhibit A".

Peter Scully: Motion to approve the Minutes.

Natalie Wright: Peter with a motion to approve. Is there a second?

P.O. Rob Calarco: Second

Hon. Rich Schaffer: Schaffer second.

Natalie Wright: It looks like Supervisor, Presiding Officer got a little quicker there, so Presiding Officer with a second. And Mike, can we do a roll call, please?

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great! So the Minutes are approved. The next item in New Business is a presentation by Brian Petersen of PKF O'Connor Davies on the 2022 Proposed Budget. Peter, I'll hand it over to you, or Brian, I'll hand it over to you, apologies.

Brian Petersen: Good Morning everybody. So, I'm just going to go over a couple of the lines. The first line is State Aid. We have estimated for the 2021 year of \$214,000. For 2020, we have estimated -\$0-. The reason is is because we're using up the balance of the OAG Round 4 funds that are currently available, but there are no other additional funds available for the 2020 year or subsequent years at this time. Moving on to Line 4, Proceeds of Sale of Brownfields. We had estimated \$1.8 million, but unfortunately, we're only going to come in at around \$100,000 for the 2021 year, and that was due to unanticipated delays on a few of our closing on our brownfield properties. The 2022 proposed sales are \$1.2 million, which consists of approximately two brownfields that were expected to sell in that 2022 year that just got pushed off from the 2021 year. Those lines are offset directly, with expenditures, so the revenues will always equal the expenditures, so even though we came in at only \$100,000 in revenue for the sale of brownfields, we only had \$100,000 of expenses, so that's a net zero transaction. So, moving on, some of our other changes that we have are the Environmental Services. We're looking to increase the number of Phase II's, Phase I's for the upcoming year, which is resulting in a increase there for around \$27,000. As far as Line 9, Property Acquisition and Rehab, we're predicting a decrease there between our 2021 estimate and our 2022 proposed of over \$237,000. And that, primarily, just has to do with fact that our inventory right now is just kind of dwindling. We were able to sell over a few properties, but we rehabbed or completed at least 7 properties during the 2021 year and donated 2, and then for 2022 we are only expected to rehab 3 and acquire 3. So moving on from there, again, the biggest difference we have is the Closing Costs and Transfers, again, you know, we only had a \$100,000 estimated for 2021. We're estimating \$1.2 million for 2022, and again, that just has to do with our prediction as far as sales on our brownfields properties. So when we make those sales we'll be able to transfer that money over to the County and New York State to satisfy those liens. Also, we are projecting an additional surplus of approximately \$400,000 for the 2022 year. So, that again, will position the Landbank for future residential properties, acquisitions, rehabs and sales for the future, as these funds dry up. Are there any questions? Okay.

Natalie Wright: Seeing, no questions, thank you Brian, very much. The next item on the agenda is the Staff Report. Mikael, I'll hand it over to you.

Mikael Kerr: Thanks, Natalie. Okay, so I'll keep it brief today. I know everyone has a busy schedule today. So, quick update on our Brownfield Program, we have 13 Phase I's that are currently under way and expected to be completed before the end of the year. We have 1 Phase II Environmental Site Assessment that we're planning to do within the next two weeks at 10 Fairview in Smithtown, and we'll update the Board at the December meeting on how that went.

We have 2 RFP's open for brownfields right now: the Lawrence Aviation Industry site, which the RFP is due November 5th; and then we have 4 parcels on Sycamore Avenue in Islandia, where we just released the RFP, and those are due January 15, 2022.

For our Zombie properties, we currently have 3 properties currently under construction: 248 Crooked Hill Rd., 31 Oakland Ave. and 1442 North Clinton St; and those are all in varying stages of redevelopment

right now. And, we have 3 properties that we are working on closing right now: 256 Commack Rd., 19 Chestnut St., and 55 E. Locust.

Sarah Lansdale: Mike, if I could just add something real quick in that we are working, as we always do, in close partnership with our Town partners, on both Lawrence Aviation and the Islandia properties. Staff met with the Village of Islandia a few weeks ago; and we hosted a tour of Lawrence Aviation Industries site with both State and Town and Regional representatives a few weeks ago. Thanks.

Leg. Thomas Cilmi: Sarah, if I could ask a question, as well?

Sarah Lansdale: Sure.

Leg. Thomas Cilmi: There's a property in Central Islip that we attended that wall raising for Mike. Is that one of these on here?

Mikael Kerr: No, because that was a donation to Habitat, so for our books, it's technically closed, but we're still monitoring the construction; and I drive past that one every once in a while. It's coming along nicely.

Leg. Thomas Cilmi: Yup, very good.

Mikael Kerr: I'll get some pictures for the December meeting of how it's going.

Leg. Thomas Cilmi: Terrific, thanks.

Mikael Kerr: All right, are there any other questions for the staff? Just one thing to note also, we'll have a much more in depth Staff portion at the December meeting, as we go over all the accomplishments and everything from the year.

Natalie Wright: Great, thank you so much, Mikael. Next section of the agenda are the Requested Board Actions. The first item is **Resolution 2021-19**. This is Adopting the 2022 Budget as was proposed by Brian Petersen. Just as a frame of reference, it was also accepted in the Audit and Finance Committee that we just held, as well. Is there a motion for adopting the 2022 budget?

P.O. Rob Calarco: I'll make the motion, Calarco.

Natalie Wright: Presiding Officer with a motion. Is there a second?

Leg. Thomas Cilmi: Cilmi will second.

Natalie Wright: Legislator Cilmi with a second, and can we do a roll call please, Mike.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great. The 2022 Budget is adopted. The next item is Resolution 2021-20. This is Establishing List of Pre-qualified Non-profit Inclusive and Alternative Housing Partners. Sarah or Mikael, do you want to give any additional background here?

Mikael Kerr: Yeah, sure. So, as we informed the Board at our last Board meeting, we have received some inquiries from some other housing partners that provide services towards individuals with developmental disabilities and other communities. So, we were kind of looking to expand who we work with for our housing redevelopment. So, we released an RFQ, a Request for Qualifications. We received 3 responses, and we're asking the Board now to approve all three of those, and that is the Developmental Disabilities Institute, New Hour for Women and Children Long Island, and US Autism Homes.

Hon. Rich Schaffer: I'll make a motion to approve.

Natalie Wright: Supervisor Schaffer with a motion. Is there a second?

Cara Longworth: I'll second, Cara.

Natalie Wright: And, Cara with a second, and Mikael can we roll call. Oh.

Sarah Lansdale: Natalie, on the motion, I just want to clarify also that we would go before the Board in subsequent meetings to dispose of properties individually, so this is not the last time the Board will have an opportunity to comment.

Natalie Wright: Thank you. I appreciate that clarification. Mikael, can we do a roll call please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, it passes. The next item is Resolution 2021-21, Authorizing the Executive Director to Enter into a Service Agreement with Sheehan & Company, C.P.A., P.C. to Provide Audit Services for the 2021 Fiscal Year. And, would you like to provide any background here?

Hon. Rich Schaffer: Make a motion.

Natalie Wright: Oh, was that Presiding Officer?

Hon. Rich Schaffer: No, Schaffer. I'll make a motion to approve.

Natalie Wright: Schaffer with a motion

P.O. Rob Calarco: Second the motion.

Natalie Wright: And, Presiding Officer Calarco with a second, and can we do a roll call please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, the motion passes. The next item is Resolution 2021-22, Authorizing the Negotiated Disposition of the Property at 248 Crooked Hill Rd., Brentwood.

Peter Scully: Motion to approve.

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

P.O. Rob Calarco: Second

Natalie Wright: Presiding Officer with a second, and Mikael, can we do a roll call please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, the resolution passes. Resolution 2021-23, Authorizing the Negotiated Disposition of the Property at 31 Oakland Ave., Bay Shore. Is there a motion?

Leg. Thomas Cilmi: Cilmi will make a motion

Hon. Rich Schaffer: And, Schaffer will second.

Natalie Wright: Great, Legislator with a motion and Supervisor Schaffer with a second. Mikael, can we do a roll call, please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, the resolution passes. Next item, Resolution 2021-24, Authorizing the Negotiated Disposition of the Property at 1442 N. Clinton St. in Bay Shore. Is there a motion?

Leg. Thomas Cilmi: Cilmi will make a motion

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

P.O. Rob Calarco: Calarco seconds.

Natalie Wright: Presiding Officer with a second. Mikael, can we do a roll call please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, passes. Resolution 2021-25, Authorizing the Transfer of Real Property to Habitat for Humanity of Suffolk, Inc. Is there any additional detail, Mikael or Sarah, you want to provide on this one?

Mikael Kerr: Sure, so this is a property, 19 Chestnut Street in Wyandanch that we received from the County. We've been working with Habitat to close on another property, 256 Commack Road in Mastic, and they indicated now that they would like this property also and want to do a double closing, so we've added this to the agenda so that we could effectuate both those transfers before the end of the year, simultaneously.

Natalie Wright: Great.

Mikael Kerr: This house is a total knock-down.

Natalie Wright: Okay, is there a motion?

P.O. Rob Calarco: Motion

Hon. Rich Schaffer: Schaffer will make a motion.

Natalie Wright: Sounds like Schaffer with a motion, and Presiding Officer with a second?

P.O. Rob Calarco: Sure.

Natalie Wright: Mikael, can you do a roll call please.

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Great, passes. Moving into Old Business and Correspondence, there is nothing on the agenda for today. Next item in Next Steps: The next Landbank Board Meeting will be held on December 8, 2021 at 11:30 a.m., and if there is nothing else, is there a motion to adjourn the meeting?

P.O. Rob Calarco: Motion

Hon. Rich Schaffer: Schaffer will make a motion.

Natalie Wright: Sounds like Presiding Officer got the first and Supervisor Schaffer with a second, and Mikael can we do a roll call, please?

Mikael Kerr: Scully?

Peter Scully: Yes

Mikael Kerr: Wright?

Natalie Wright: Yes

Mikael Kerr: Calarco?

P.O. Rob Calarco: Yes

Mikael Kerr: Cilmi?

Leg. Thomas Cilmi: Yes

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Yes

Mikael Kerr: Longworth?

Cara Longworth: Yes

Mikael Kerr: Joyner?

Sidney Joyner: Yes

Mikael Kerr: Seven

Natalie Wright: Excellent! The meeting is adjourned. I hope everyone has a wonderful Thanksgiving. It sounds far off, but it won't be in not too long, and we'll reconvene on December 8th. Thank you so much.

Robert Braun: Thank you everybody.

Mikael Kerr: Thanks everybody and have a great day

Meeting adjourned at 11:48 a.m.

DRAFT