PRESENT:
Board of Directors:
Joanne Minieri, Deputy County Executive and Commissioner of Dept. of Economic Development and Planning
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Tom Cilmi, Suffolk County Legislator
Jill Rosen-Nikoloff, Suffolk County Real Estate Director
Carolyn Fahey, EDP, County Executive Designee
Jennifer Garvey, Town of Southampton, Designee for Anna Throne-Holst, Supervisor
Kelly Morris, SC IDA

Staff:
Amy Keyes, Executive Director, SC Landbank
Sarah Lansdale, President SC Landbank/Director of Planning
Robert Braun, Counsel, SC Dept. of Law
Jared Kasschau, Harris Beach PLLC
Brian Petersen, AVZ
Andre Bermudez, SC EDP
Katelyn Meehan, SC EDP
Robert Benrubi, AJSCAP
Ryan McEnany, SC EDP
Janet Gremli, SC Dept. of Health Services
Diane M. Stuke, SC Treasurer’s Office
Walter Parish, NYS DEC
Jason Smagin, SC Dept. of Law
Michael Maraviglia, SC EDP - WQ Division
Colleen Badolato, Secretarial Asst., SC EDP

Guests:
Robert Benrubi, AJS Capital Solutions

CALL TO ORDER
The Landbank Board meeting was called to order by Joanne Minieri, at 10.35 a.m. There was a quorum - 5 members present).

PUBLIC PORTION
Robert Benrubi, General Counsel and Sr. Director of AJS Capital Solutions spoke of his company’s interest in working with the Landbank, Suffolk County, the Kings Park community and Town of Smithtown for appropriate development of the Kings Park Steck/Philbin site.

NEW BUSINESS:
Review and Approval of Minutes - December 17, 2014 meeting.
Request for Motion to approve by Joanne Minieri.
Motion made by Jill Rosen-Nikoloff; seconded by Presiding Officer Gregory. Motion Approved 4-0-1 abstention
(Carolyn Fahey - was not a voting member at the Dec. 17, 2014 Landbank meeting).

Leg. Tom Cilmi arrived at 10:40

BOARD ACTIONS REQUESTED
➢ Resolution 2015-01 - Amend the SCLBC Acquisition Policy for Real Property
  Motion to Approve by Leg. Tom Cilmi; seconded by Carolyn Fahey - Motion carried 6-0-0
➢ Resolution 2015-02 - Amend the SCLBC Governance Committee Charter
  Motion to Approve by Jill Rosen-Nikoloff; seconded by Commissioner Minieri - Motion carried 6-0-0
➢ Resolution 2015-03 - Selection of Community Housing Development Agency
  Motion to Approve by K. Kelly Morris; seconded by Jill Rosen-Nikoloff - Motion carried 6-0-0
➢ Resolution 2015-04 - Appointing K. Kelly Morris to the SCLBC Audit Committee
  Motion to Approve by PO DuWayne Gregory; seconded by Leg. Tom Cilmi - Motion carried 6-0-0

Jennifer Garvey arrived at 10:50 a.m.

➢ Resolution 2015-05 - Appointing Amy Keyes as Executive Director of the SCLBC
  Motion to Approve by PO DuWayne Gregory; seconded by Jennifer Garvey - Motion carried 7-0-0
➢ Resolution 2015-06 - Appointing Sarah Rudaitis a/k/a Sarah Lansdale as President of the SCLBC
  Motion to Approve Leg. Tom Cilmi; seconded by PO DuWayne Gregory - Motion carried 7-0-0

UPDATES - Sarah Lansdale

Goals and Objectives for 2015:
Tax Delinquent Brownfield Properties
➢ Complete 3 Phase I ESA's on brownfield properties
➢ Complete 18 Phase II ESA's
➢ Market 7+ liens and properties for potential sale
Vacant Residential Bank Foreclosures
➢ Acquire 4 foreclosed homes
➢ Rehabilitate and sell 2 foreclosed homes
➢ Identify homes for SCLBC acquisition in 2016
Phase II Site Access
Orders to Show Cause were signed by Hon. W. Gerard Asher on 1/16/2015, granting SCDHS the ability to access the premises on the initial three parcels. Phase II's scheduled on these sites scheduled for the spring.

Grants
SCLBC submitted a grant request to the US EPA for $400K in assistance to perform ESA's and remedial planning on tax-delinquent brownfields throughout Suffolk County. Expected Announcement from EPA in Spring 2015.

National Community Stabilization Trust
In its effort to acquire vacant, bank-foreclosed homes, the SCLBC submitted an application to the National Community Stabilization Trust (NCST) to become an approved "community buyer".

Parcel Status of liens - Diane Stuke of SC Treasurer's Office
➢ 19 parcels in payment arrangements - collected over $850,000 since July 2014.
➢ Total amount collected on the 19 parcels since July 2013 is approximately $2.2m
➢ 3 parcels in contract expected to close in next few months should realize $650,000
➢ $1.1m collected on sold parcels to date

2015 Meeting Schedule
• Motion to approve SCLBC Meeting Schedule by Leg. Tom Cilmi; seconded by Commissioner Minieri. Motion carried 7-0-0.

NEXT STEPS - Sarah Lansdale
• Brownfields - Continue to perform Phase I's on 3 brownfield sites; and continue site access process on Group B on 13 sites and perform Phase I's on Group C for 2 sites.
• Residential - enter into contract with the 4 housing development agencies that were approved today, establish criteria and identify first group of homes for acquisition
• Finalize 2014 Audit - next meeting on March 18
• Report to NY State Authorities Budget office on 2014 activity
• Report to SC Legislature on activities completed in 2014

OLD BUSINESS
Steck/Philbin site in Kings Park. - $1.3m in back taxes owed on property. Not in Landbank or County possession at this time. There has been private interest expressed at the Board meetings by Mr. Rosato and this morning, by Mr. Benrubi in pursuing purchase of this site. Landbank issued a Request for Qualifications for Environmental Engineering firms to generate and gauge a realistic cost and time estimate to close the landfill and return it to productive and operational condition. Proposals are due back by March 3, 2015.

NOTE OF INTEREST: Suffolk County was awarded $1.5m to clean up Ronkonkoma Wallpaper site (3.3 ac. site near Ronkonkoma Train Sta.) Partnership between Health Services, Dept. of Economic Dev. and Planning and DEC.

ADJOURNMENT
Joanne Minieri requested a motion to adjourn the meeting at 11:38 a.m. 
Motion made by Presiding Officer Gregory; seconded by Carolyn Fahey. Meeting adjourned.

The next meeting of the Landbank Board is scheduled for Wednesday, April 15, 2015 at 10:30 a.m. in the , H. Lee Dennison Bldg., Hauppauge – 4th floor.