

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

February 13, 2020 at 12:00 p.m.

Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Deputy County Executive
Hon. Thomas Cilmi, Suffolk County Legislator, District #10
Natalie Wright, Acting Commissioner, SC Dept. of Economic Development and Planning
Barry Greenspan, Designee for Cara Longworth, Empire State Development
Jason Smagin, Director of Real Estate, SC Dept. of Economic Development and Planning
Marcus Duffin, Designee for Hon. Rich Schaffer

Staff Present:

Sarah Lansdale, President, SC Landbank Corp
Robert Braun, Counsel, Suffolk County Dept. of Law
Janet Gremli, Dept. of Health Services
Matthew Kapell, Project Manager, Suffolk County Landbank
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning
Doug Sutherland, Suffolk County Comptroller's Office

Not Present

Hon. Rich Schaffer, Babylon Town Supervisor
Cara Longworth, Regional Director, Empire State Development
Dorian Dale, Director of Sustainability and Chief Recovery Officer

Guests:

Hon. Robert Calarco, Presiding Officer, Suffolk County Legislature
Hon. DuWayne Gregory, Town of Babylon

CALL TO ORDER

The Landbank Board meeting was called to order by Natalie Wright at 12:00 p.m. There was a quorum of 6 present.

A Certificate of Appreciation was presented to founding Suffolk County Landbank Board Member, former Presiding Officer DuWayne Gregory.

PUBLIC PORTION - None

NEW BUSINESS

Review and Approval of Minutes of December 4, 2019 Board Meeting - Exhibit A

There were not enough Board members present to approve the minutes. Natalie Wright made a motion to Table the minutes to the March 25, 2020 meeting based on the attendance.

Natalie Wright made a motion to take Resolutions 2020-01 and 2020-02 out of order. Motion seconded by Hon. Thomas Cilmi.

SCLBC BOARD ACTIONS REQUESTED

1. RESOLUTION SCLBC 2020-01 – AUTHORIZING THE ACQUISITION AND DISPOSITION OF TAX LIENS FOR THE PROPERTY LOCATED AT 620 & 628 SHORE RD., LINDENHURST, NY 11757

Jason Smagin made a Motion to Approve Resolution 2020-01; seconded by Peter Scully. Motion Approved 6-0-0.

2. RESOLUTION SCLBC 2020-02 – AUTHORIZING THE ACQUISITION OF COUNTY HOMES BY THE SUFFOLK COUNTY LANDBANK

Jason Smagin made a recommendation that "Exhibit A" of the resolution be modified by adding "±" next to amounts of County Investment to reflect any additional charges (taxes, etc.) that may not be included.

Jason Smagin made a Motion to Approve Resolution 2020-02; seconded by Hon. Thomas Cilmi. Motion Approved 6-0-0.

STAFF REPORT

Tax-Delinquent Brownfields Updates: Mikael Kerr

- Landbank Tax Lot Inventory – 189
- 520 William Floyd Parkway, Shirley – Owner paid \$90,000 of \$95,092 owed.
- **Total Taxes Recouped 2013-Today: \$7,051,100**
- Phase I ESA – 1 Completed
- Phase II ESA – 12 Eligible/Pending

Tax-Delinquent Brownfield Transaction Updates: 2020 Completed Sales

- 60 Dale St., West Babylon – \$100,000 – Sale Completed January 2020. Working out with DEC what the Landbank's cost will be.

Pending Sales:

- 294B Old Northport Rd. and Steck & Philbin Landfill, Kings Park – Working with the buyers (Cox Brothers), who have since submitted their applications to the DEC for the Brownfield Clean-up Program. Waiting on word from the DEC as to the status of the buyer's application. The tenant (son of the owner) has agreed to give Cox Brothers full access to the site to conduct their environmental investigation.
- 1200 Montauk Hwy., Copiague – \$40,000 – About to close, waiting for vacancy affidavit from the Town of Babylon.
- 1305 S. Strong Ave., Copiague - \$325,000 – The building has since been demolished by the Town of Babylon. Court decision on Crescent Group appeal still pending.

Update on Phase II Sites: Janet Greml

- 433 Old Suffolk Ave., Islandia – Property owner has signed access agreement without the need for a formal hearing or a warrant.
- 1111 Marconi Blvd. – Phase I complete. Have not been able to make contact with the owner.

Update on 1600 Fifth Avenue, Bay Shore property (Vincent Trapani):

- Leg. Cilmi inquired about the status of Fifth Ave. property. Mikael Kerr informed the Board members that Mr. Trapani is in the process of renovating the building. End use - repair shop/outdoor storage for local contractors. Mr. Trapani's property assessment has shrunk from \$300,000 to \$17,000. Janet Greml stated that the Health Dept. will be working with Mr. Trapani to do any remediation work in the clean-up phase.

Zombie Updates: Matt Kapell

- Round 4 (12 houses) – 10 acquired; waiting on 2 County houses for 12 deliverables.
- Round 4 deadline is end of 2020.

- 141 North 26th St., Wyandanch – 100% complete; transferred to Habitat for Humanity
- 30th St. & Jamaica Ave., Wyandanch – transfer to United Way pending
- 227 Calebs Path, Central Islip – 100% complete; transferred to Habitat for Humanity
- 54 Adams Dr., Central Islip – Demo complete; delayed for 2 years due to title issues, title issues have now been cleared and closing is pending.
- 106 Irving Pl., Wyandanch – Held up due to septic issues; plans submitted to Town and approved by Health Dept.
- 41 Arrowhead Dr., Shirley – 50% complete; In contract to donate to Habitat for Humanity
- 123 Neptune, Mastic – 100% complete; have buyer
- 20 Allanwood Rd., Mastic – 100% complete; have buyer
- 46 Stuyvesant Ave., Mastic – closed
- 5 Rutland Rd., Mastic – closing in next two weeks
- 19 Chestnut St., Wyandanch – Once we have a commitment from the Title Insurance Co., we can close and start construction
- 256 Commack Rd., Mastic - Once we have a commitment from the Title Insurance Co., we can close and start construction

Natalie Wright left the meeting at 12:20 p.m.

Executive Session: 12:22 p.m.

Jason Smagin made a Motion to go into Executive Session to discuss the update on the matter of the litigation settlement on Lawrence Aviation; Motion seconded by Peter Scully.

Peter Scully made a Motion to exit Executive Session at 12:34 p.m.

OLD BUSINESS: None

NEXT STEPS: None

ADJOURNMENT

Peter Scully made a Motion to adjourn the meeting at 12:36 p.m.

The next Audit and Finance Committee Meeting is scheduled for March 25, 2020 at 11:00 a.m.

The next Board Meeting is scheduled for March 25, 2020 at 11:30 a.m.