

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

ZOOM MEETING VIDEO CONFERENCE

February 3, 2021 at 11:30 a.m.

Verbatim Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Deputy County Executive
Dorian Dale, Designee for Commissioner Natalie Wright, 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

Staff Present:

Sarah Lansdale, President, SC Landbank Corp.
Robert Braun, Counsel, Suffolk County Dept. of Law
Janet Gremler, 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

Not Present:

Natalie Wright, Commissioner, SC Dept. of Economic Development and Planning

11:32 a.m.

Dorian Dale: I am calling the meeting to order. This is the February 3, 2021 scheduled 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 as amended by Executive Order 202.1, allowing meetings to take place telephonically or through other similar devices. In this instance, we will be using Zoom and will be recording the entirety of the meeting. If the meeting does unexpectedly closes for any reason, please just wait one minute and then try to reconnect. All votes on Board actions and resolutions will be done via a roll call and we ask Board Members to 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: Yes

(Roll Call by Matt Kapell)

Leg. Thomas Cilmi: Here

P.O. Robert Calarco: Present

Peter Scully: Present

EXHIBIT A

Hon. Rich Schaffer: Here

Matt Kapell: Four

Sarah Lansdale: No, it's five, because there's also Dorian.

Matt Kapell: I'm sorry, five.

Dorian Dale: Easy to overlook. I understand.

Sarah Lansdale: So for the record, our quorum is five and we have a five present, so we have a quorum.

Dorian Dale: We will commence the meeting at this time. Now the **Public Portion** and in accordance with Executive Order 202.1, the Public Portion of the meeting will be limited to viewing and listening. Any statements or questions should be submitted to landbank@suffolkcountyny.gov, will be read during the Public Portion. Please let the record show that no public statements have been received. Okay, we will now close the Public Portion and move on to New Business.

First, let's just **Review and Approve the Minutes from December 2, 2020**. Is there a motion to approve?

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

Dorian Dale: All in favor?

Peter Scully: How about a second? Scully.

Sarah Lansdale: So, Matt, please roll call.

Matt Kapell: Sure.

(Roll Call by Matt Kapell)

Peter Scully: Yes

Dorian Dale: Now, there's a question for Bob Braun. I wasn't on the Board then, so am I eligible to actually vote on approving the minutes if I wasn't?

Robert Braun: Were you present for the meeting?

Dorian Dale: I was.

Robert Braun: Yes, you can vote.

Dorian Dale: Then I vote in favor.

P.O. Robert Calarco: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Matt Kapell: Five

EXHIBIT A

Cara Longworth: Matt, I'm here now, if you want to count me in.

Matt Kapell: Oh, sorry, Longworth?

Cara Longworth: Yes

Matt Kapell: Six

Dorian Dale: Good to have you aboard Cara.

Cara Longworth: Sorry I'm late everyone.

Dorian Dale: Okay, we're going to move on to the Staff Report Mike.

Miikael Kerr: Sure thing. Thank you Dorian. So to start everything off, a slide everyone is familiar with. Just to revamp for 2021. So, at the end of 2020 we recouped just a little over \$7 million to date in back taxes. And our Phase I's for the year – we do not have any planned as of yet. We're waiting for the Brownfield Commission to meet, where we'll get our whole new crop of properties, and then we'll have a whole new list of Phase I's. We'll inform the Board once that's ready to take place. We do have two Phase II's planned at this point, which I'll get into in a little bit.

So, a quick update on our transactions. So, at the close of 2020, we made \$525,000 in brownfields sales. We snuck in two at the end of the year, which was 344 Merrick Road and the 620 & 628 Shore Road in Lindenhurst. We got those in just the last week of December, so that was a really positive thing.

Sarah Lansdale: Hey, Mike, I just want to note for the record that we did have Board approval, so there's no sneaking.

Mikael Kerr: I just meant for the fiscal year, for our reporting, we got it just in.

Peter Scully: He meant staff was able to get them done before the end of the year.

Mikael Kerr: Yes, sorry for my poor choice of words.

Sarah Lansdale: I just wanted to clarify that.

Mikael Kerr: So, our pending sales for 2021 currently are 1305 South Strong, which is still wrapped up in the courts. Hopefully, we can get some more clarity about this one moving forward.

Then the Steck/Philbin property and the Izzo property, we're in contract. We're just, the buyers are going through the Brownfield Clean-up Program. We won't close until their program is all settled. So, we're just waiting for that and we're going to follow-up with them, so hopefully, we can close before the end of this year is kind of our goal for that.

156 Grant Ave. – We've pretty much worked out all the outstanding issues with the contract, so we should be going to contract very soon and hopefully, closing by mid-February is our goal for that one.

And then, 97 Old Quogue – the same thing. They had some outstanding issues that they were working to clear up. Essentially, they had bought some properties that had some open violations, and we don't allow anyone to enter into a contract with us while they have any open violations on any of the properties they own. So, they closed those all out and we're kind of restarting the contract negotiations. So, that one, we also, I'm hoping to close within this quarter.

So, these are the pending Phase II's that we want to do. The first one is 10 Fairview Ave. in Smithtown. This is an interesting site, a former auto repair shop. It's in between the Long Island Rail Road parking lot and the Long Island

Rail Road tracks in Smithtown. We've already put out the RFQ for the Phase II's. We received all the proposals and Janet and I are in the process of reviewing them. We'll hopefully, have a selection made by the end of the month and then we will pursue the access agreement and move forward with doing the Phase II and marketing of the property.

Peter Scully: Just a point of information on that Mike. That's the former Standard Commercial Cartage site that was occupied by a cesspool company and a garbage carting firm, not a repair firm. They were forced to abandon the property because there's no site access.

Janet Greml: It was also called Edgewood Carting, Peter, just for your information.

Peter Scully: Yeah, obviously not an auto repair shop.

Mikael Kerr: Sorry about that.

Sarah Lansdale: And on that point, we have reached out to the Town of Smithtown as well as the Long Island Rail Road to see if they were interested in obtaining that site, so, and we've also received other inquiries on that site.

Mikael Kerr: And now the second property we would like to do a Phase II on, if you can see my cursor, this northern most parcel on the top here in red. This is part of, there are two owners here for these properties. The majority of the parcels are owned by Hickey Carting, and then this southern most parcel is owned by Epenay LLC, and we plan to do a Phase II on this property. We're still in the early stages of that. We're just sending out all the letters now, and Janet and I will work together to put together the scope of work that we'd like to see and then put that out to bid and move forward from there. This is the next one on our list we'll be doing. All right, Matt, do you want to take it away for the Zombies?

Matt Kapell: Sure. I will be pretty quick. There's not a whole lot to update, although we continue to move forward on our rehabs. The two notes here are, we have gone into contract on three new properties: 106 Irving Place, 46 Stuyvesant Ave., and 205 New Ave., which is in Wyandanch. And then we just have some pictures of our recent projects: the 9 Ditmas Ave. is one we donated to Habitat for Humanity and they started building about two months ago at this point, so they should be pretty far along. And that's it for me.

Sarah Lansdale: So, Dorian, would you like an explanation from Staff on the resolution that's before the Landbank Board?

Dorian Dale: Yes, I think that we're going to look at **Resolution 2021-01** first: **Authorizing the Negotiated Disposition of Property at 216 Washington Drive in Mastic Beach**. Would you just give a little thumbnail?

Sarah Lansdale: Sure, absolutely. This is a property that the Landbank received through the NCST Program and it was donated to the Landbank. We were in touch, prior to receiving this property with the Town of Brookhaven, because it is close to or within the Mastic Shirley Conservation area and it's in a flood zone, and we asked the Town if they were interested in acquiring the property. It had a house on it, and the Town is interested, so, and actually, preemptively, demolished the house prior to our owning the house or the property. So, when we coordinated this through the local County Legislator as well, Legislator Sunderman. So, the request is to dispose of this property to the Town of Brookhaven.

Dorian Dale: Are there any questions?

Sarah Lansdale: And this would be for open space.

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

Hon. Thomas Cilmi: Cilmi seconds.

EXHIBIT A

Dorian Dale: All in favor? Matt?

Sarah Lansdale: Matt can you do a roll call please. You're on mute.

Dorian Dale: You're on mute, Matt.

Matt Kapell: Sorry guys.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Dorian Dale: Yes

Hon. Thomas Cilmi: Yes

Supervisor Rich Schaffer: Yes

Cara Longworth: Yes

Matt Kapell: Five (should be Six)

Dorian Dale: The motion is approved. Moving on to **Resolution 2021-02: Authorizing the Executive Director to Negotiate and Enter Into a Rent-to-Own Pilot Program with a Selected Non-Profit Partner Agency.** Would you care to address that Director Lansdale?

Sarah Lansdale: Sure. So, as you may recall, some Landbank members who've been on since the beginning of our creation, Andre Bermudez, was one of the original employees at the Landbank and had previously sought and received Board approval to pilot a rent-to-own program, but after his passing, we haven't been able to execute this due to competing priorities. And there is a property that the Landbank has already rehabbed that's at 55 East Locust with the Long Island Housing Partnership. The idea behind this would be to seek authorization from the Board to enter into a pilot program with the Long Island Housing Partnership to create this rent-to-own program. We don't have all of the details, we'll update the Board along the way, but we're seeking authorization to partner with an agency. We think it's going to be the Long Island Housing Partnership, and also, put this house into their Land Trust. The Land Trust would allow them to rent out the property to a family that's currently being housed in a hotel at the County's expense through DSS. The County previously housed this particular family at a DSS-owned property at 31 Oakland in Bayshore, that's deemed uninhabitable at this point, so the family is in a motel, and according to DSS, the family is a five-member family that's larger than what their emergency or temporary housing can accommodate. So, the family would continue to make their rental payments and it would be towards, you know, satisfying and entering into this rent-to-own idea. So, details are forthcoming, but I'm happy to answer any specific questions that the Board may have.

Hon. Rich Schaffer: I love the idea. Schaffer will make a motion to approve.

Dorian Dale: Second?

Hon. Thomas Cilmi: I'll second. Cilmi will second.

Dorian Dale: Okay, all in favor. Matt

Peter Scully: Roll Call

(Roll Call by Matt Kapell)

Peter Scully: Yes

PO Rob Calarco: Yes

Dorian Dale: Yup

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Matt Kapell: Five (Should be Six)

Dorian Dale: Very good.

Sarah Lansdale: Thank you, and I'll keep you posted.

Dorian Dale: I see no old business or correspondence, so Next Steps will be a meeting of the Audit and Finance Committee to be held on March 24th at 11 a.m. and the next Landbank Board Meeting will be on that day as well, at 11:30 a.m.

Hon. Thomas Cilmi: Dorian, before we adjourn, I just have one bit of I guess it would be considered new business to chat about.

Dorian Dale: Go ahead.

Hon. Thomas Cilmi: Just very quickly. The County Legislature at this point is allowing for public comment during our public portion of the meeting, and that public comment, of course, is via Zoom. I noted in your intro that we're still excluding in person via Zoom public comment. I think I heard that and that we're limiting public comment to submitted comments via email or what have you. I would suggest at this point that we, if it's practically possible, that we allow for public comment at future meetings, through the use of the Zoom technology. I don't know how we would – we could advertise similar to the way the County Legislature does. We could advertise and just tell people to call in or email to a certain email address to get instructions to Zoom in when there needs to be a public comment.

Mikael Kerr: Yeah, we can definitely do that. We've been doing it the other way because GoToMeeting was a bit more cumbersome, but now that we've switched over to Zoom, we can definitely accommodate that.

PO Rob Calarco: What we do in the Legislature is we have a form on our website that we direct people to and people sign up using that form for either the public portion or any of the public hearings and then the day before the meeting/day of the meeting, we email those who signed up the Zoom link for the meeting. And then I am managing the meeting technically, and the Committee Chairs because we're doing this now at Committee's as well, will leave people in the waiting room until such time that the public portion is being held and they bring them in.

Mikael Kerr: Yeah, we can definitely do that moving forward.

Hon. Thomas Cilmi: Not that we have, you know, lines of people waiting to speak to us.

Hon. Rich Schaffer: Unlike the County Legislature

PO Rob Calarco: We had a good four-hour public hearing last night so.

EXHIBIT A

Sarah Lansdale: Yeah, sorry.

Robert Braun: You know, when you managed to handle all of the agenda before lunch, I thought oh boy, good, we're going to get out of here quickly.

PO Rob Calarco: We broke for lunch early. I thought we were getting out of there by . I know the public hearings were going to be a while, but I still thought maybe 4 or 5.

Robert Braun: No, I think you closed the meeting around 6 or a little after 6 right?

Hon. Rich Schaffer: Yes,

PO Rob Calarco: Ah, something like that I think

Hon. Rich Schaffer: Kevin McCaffrey jumped on a Zoom we were on after he got out of there, so.

Dorian Dale: By the way Rich, I want you to note that I am wearing a Burt Koza tie.

Hon. Rich Schaffer: Ah, speaking of great people like Andre Bermudez, Burt Koza, nice.

Dorian Dale: I thought you'd appreciate it. So, do I hear a motion to adjourn.

PO Rob Calarco: Motion.

Dorian Dale: Second?

Hon. Rich Schaffer: I'll second.

Sarah Lansdale: Mike roll call. Matt?

(Roll Call by Matt Kapell)

Peter Scully: Yes

PO Calarco: Yes

Dorian Dale: Yup

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Matt Kapell: Five (Should be Six)

Dorian Dale: Take care everybody.

Meeting adjourned at approximately 11:55 a.m.