

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

**March 25, 2020 at 11:30 a.m.**

**Meeting Minutes**

**PRESENT:** (Via GoToMeeting – Online)

Board of Directors:

Peter Scully, Deputy County Executive  
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  
Dorian Dale, Designee for Natalie Wright, Commissioner, SC Dept. of Economic Development and Planning  
Jason Smagin, 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 Greml, 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

**Verbatim Transcript**

***(Roll Call by Mikael Kerr)***

**Mikael Kerr:** I'm just going to go through a roll call of Board Members, so when I call your name, if you could just say if you're here or not.

**Peter Scully:** Here

**Dorian Dale** (in for Natalie Wright): Here

**Robert Calarco:** Here

**Thomas Cilmi:** I'm here, I think

**Mikael Kerr:** We hear you loud and clear. Thank you Sir. Jason Smagin. Jason are you here? Okay.

**Supervisor Schaffer:** Here

**Cara Longworth:** Here

**CALL TO ORDER** : 11:32 a.m.

**Peter Scully:** Great, sounds like we have a quorum.

This is the March 25, 2020 scheduled meeting of the Suffolk County Landbank and for the record, we do have a quorum.

The Notice of the Meeting followed the Open Meetings Law as was amended by Executive Order 202.1 allowing meetings to take place by telephone or through other similar services. In this instance, we will be using GoTo Meeting and will be recording the entire meeting. In addition, we will be following the voting protocol used by the Suffolk County Legislature at its March 17<sup>th</sup> General meeting. All voting on Board Actions and Resolutions will be accomplished by a roll call and we ask that all Board Members clearly state their name when making a motion and clearly state their vote when their name is called. Staff will do the roll call.

If the meeting unexpectedly closes for any reason, please wait one minute and then try to reconnect and we'll start the meeting at this time. Thanks everyone for joining.

As per Executive Order 202.1, there will be no public portion at this meeting, the web link to view the meeting has been publicized and members of the public have the ability to listen to and view the meeting.

And, we'll move on then to New Business. The first item being Review and Approval of Minutes. We need to approve the minutes of the December 4, 2019 meeting. Is there a motion to approve?

**Thomas Cilmi:** Motion.

**Peter Scully:** Name please?

**Thomas Cilmi:** Cilmi.

**Peter Scully:** Thank you. Second?

**Jason Smagin:** Second by Jason Smagin.

**Peter Scully:** Second by Jason. All in favor?

**Robert Braun:** Please note that Jason has answered the roll call.

**Peter Scully:** We need a recognition of your name for the roll call.

***(Roll Call by Mikael Kerr)***

**Peter Scully:** Yes.

**Dorian Dale:** Yes.

**Robert Calarco:** Abstain. I wasn't at the December meeting.

**Thomas Cilmi:** Yes.

**Jason Smagin:** Yes.

**Rich Schaffer:** Yes.

**Cara Longworth:** Yes.

**Peter Scully:** Thanks folks. We'll move onto review and approval of the minutes of the February 13<sup>th</sup> meeting. Is

there a motion to approve?

**Robert Calarco:** Motion by Calarco.

**Cara Longworth:** Second by Longworth.

**Peter Scully:** Roll Call.

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes.

**Dorian Dale:** Abstain. I was not present.

**Robert Calarco:** Yes.

**Thomas Cilmi:** Yes.

**Jason Smagin:** Yes.

**Rich Schaffer:** Abstain. I wasn't present.

**Cara Longworth:** Yes.

**Mikael Kerr:** Thank you.

**Thomas Cilmi:** If I could make a motion to reconsider the approval of the minutes for our December meeting? I apologize. I thought we were talking about our last meeting. I was not at our December meeting, and therefore, would like to abstain from that vote.

**Rich Schaffer:** I'll second the motion - Schaffer.

**Mikael Kerr:** We will make a note of that.

**Thomas Cilmi:** Okay, if we can just do that, make a note of my abstention rather than having a re-vote, that's fine.

**Robert Braun:** Mikael, at the end of each vote, would you announce what the vote was please.

**Mikael Kerr:** Oh sure, sorry.

**Peter Scully:** Alright, great. So, Bob it's okay if we simply note the abstention of Leg. Cilmi with regard to the approval of the minutes of December 4<sup>th</sup> as opposed to going back and reconsidering?

**Jason Smagin:** Yeah, I have to note – Jason Smagin has to note as well, after reviewing, it looks like I wasn't there as well. I thought we were talking about the last set of meetings as well.

**Robert Braun:** Alright, let's start over with the vote. Let's take a vote on the Motion to Reconsider, and then reconsider and re-poll the Board Members.

**Thomas Cilmi:** Okay, so my motion on the floor was to reconsider, this is Cilmi by the way. I don't recall who made the second.

**Rich Schaffer:** Schaffer seconded.

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes.

**Dorian Dale:** Yes.

**Robert Calarco:** Yes.

**Thomas Cilmi:** Yes.

**Jason Smagin:** Yes.

**Rich Schaffer:** Yes.

**Cara Longworth:** Yes.

**Mikael Kerr:** Seven

**Robert Braun:** So, now again, call for the adoption of the minutes of the meeting that we're referring to.

**Peter Scully:** December 4, 2019 – Motion to Approve - Scully.

**Rich Schaffer:** Second is Schaffer.

**Peter Scully:** Roll Call

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes.

**Dorian Dale:** Yes.

**Robert Calarco:** Abstain

**Thomas Cilmi:** Abstain.

**Jason Smagin:** Abstain

**Rich Schaffer:** Yes.

**Cara Longworth:** Yes.

**Mikael Kerr:** Four - Yes

**Sarah Lansdale:** We need five for a motion to pass.

**Peter Scully:** Motion failed.

**Thomas Cilmi:** So, Cilmi makes a motion to Table then the approval of the minutes from the December meeting.

**Inaudible** (multiple people speaking at same time)

**Dorian Dale:** Further clarification then, given that there were 3 abstentions, I would assume, based upon being either absent or not at that point in time, a member, it doesn't appear the December minutes can ever be approved.

**Thomas Cilmi:** Yeah, we may and you know the motion to table would fail likewise, so, not sure where we go Bob from here?

**Robert Braun:** I'm glad I'm not the only one who is not sure. Um, I

**Jason Smagin:** Where's the stuff from the December 4<sup>th</sup>?

**Robert Braun:** Um, I would say that – who was - do we have a record of who was present at that meeting?

**Jason Smagin:** Yeah, I'm looking at the December 4, 2019 meeting and it's saying Peter Scully was present, Thomas Cilmi was present, Rich Schaffer was present, Cara Longworth, Natalie Wright and Lora Gellerstein were present.

**Thomas Cilmi:** Okay, wait, your showing that ...

**Colleen Badolato:** Yes, that's what I have.

**Thomas Cilmi:** Bob, excuse me, you're showing Cilmi as present for the December 4<sup>th</sup> meeting?

**Jason Smagin:** December 4, 2019 meeting, it says Board of Directors - Peter Scully was present. At least, on the meeting minutes.

**Robert Braun:** No, Legislator Cilmi asked about himself.

**Jason Smagin:** Oh, sorry. Thomas Cilmi is listed as present.

**Colleen Badolato:** I have you down also, Legislator. This is Colleen.

**Thomas Cilmi:** Alright, well I apologize everybody. If I was there and I'm listed on the minutes there, um, then I suppose I must have been there despite my....

**Dorian Dale:** I think that begs the question of whether you can be two places at once, if you're nowhere at all.

**Peter Scully:** Can we move this process along.

**Thomas Cilmi:** Don't confuse me any more than I am already confused, whoever that was.

**Robert Braun:** Again, do you want to move one more time to reconsider and then, re-vote on the motion itself?

**Thomas Cilmi:** Well, the only reason we would have to do that is because Jason needs to change his vote then at this point; and let me ask you a question? If we don't have enough members to, if we don't have enough members to um, well I guess we have enough members to vote on the reconsider motion, because those current members that were not members then, could vote, right? So alright, let's – I guess we should just reconsider then, the original motion.

**(Inaudible)**

**Robert Braun:** Well, why don't we just take an informal poll first. Who are the seven people present at that December meeting?

**Peter Scully:** Scully, Cilmi, Schaffer, Longworth, Wright and Gellerstein.

**Robert Braun:** Okay, so, if we don't have enough people present today, we could Table those minutes again and when Natalie is present, we would have five.

**Dorian Dale:** No, I don't think that's really... Again, you're going to have to revisit how you're doing this Bob because I'm representing Natalie at this meeting, but I was also present at the December meeting.

**Peter Scully:** This could go on for an hour, so if Counsel is comfortable with it, could we defer action on the minutes and move to other portions of the Agenda, then figure this out at the next meeting?

**Robert Braun:** Yes.

**Peter Scully:** Okay, absent any objection, we'll move on to New Business. We are in New Business, excuse me. We'll move on to Staff Report and we'll address the minutes of December 4, 2019 and February 13, 2020 at the next meeting. Thank 's to everybody for their patience and understanding.

**Mikael Kerr:** Okay, so we're gonna begin the Staff Report with a short presentation on the Fiscal Year 2019 Financial Statements by Brian Petersen from AVZ and Stephanie Handel from Sheehan & Company, who are our auditors. Brian and Stephanie, do you want to jump on?

**Brian Petersen:** Yes, hi everybody, this is Brian Petersen from AVZ. I'm going to start off with the Basic Financial Statements. You should have received in the e-mail. I'm gonna start off on Page 3 on the Management's Discussion and Analysis, underneath the Financial Highlights:

- The Corporation's assets exceeded its liabilities by \$3.1 million.
- The Corporation's total net position increased by \$556,000. (Note: should be \$756,000)
- The Corporation's governmental fund reported ending fund balance of \$2.3 million.

So, the Corporations' Annual Report is presented in two parts. We have the Management's Discussion and Analysis, which is that section I'm talking about now and the Basic Financial Statements.

The Basic Financial Statements include the government-wide financial statements, the fund financial statements, and the notes that provide more detailed information to supplement the basic financial statements.

Going forward, I'm going to bring you to Page 7, which is the start of the Basic Financial Statements. We have our Government-wide Financial Statement-Statement of Net Position.

At December 31, 2019, we have cash of just under \$2.7 million. We had amounts due from other governments of just over \$100,000. We had land and buildings held for resale of \$852,000. Total current assets of \$3.65 million, which is an increase of over \$970,000 compared to prior year.

Total liabilities was \$537,000, which is also an increase from prior year of over \$215,000, primarily due to increase in just accounts payable, which is related to timing on vendor payments.

Underneath Net position, we had restricted for working capital of \$500,000 that is an increase from last year of over \$61,100. The working capital reserve is now fully funded at the \$500,000 threshold. The unrestricted is at \$2.6 million, which gives us a total net position of over \$3.1 million.

On Page 8, we have our expenses: home and community services of \$249,000, which is actually a decrease compared to last year of over \$179,000. That decrease is just due to some program activity, um, that decreased compared to 2018, compared to 2019.

So, program revenue was up slightly from year to year, roughly \$28,000. Interest was also up roughly \$10,000

compared to, you know, 2018. Interest income was at \$39,000. We had our transfers to the County of over \$342,000 for the 2019 year. All of that resulted in a positive change in net position of \$756,000.

On Page 9, we have our Governmental Fund Balance Sheet. In a little bit more detail, you'll see that we have, underneath the liabilities, we have it broken out amounts due to primary government of \$11,800. That's the amount that was still due to the County by December 31, 19. It has been, subsequently, paid. You'll see that again we have our working capital underneath our fund balance of fully funded at \$500,000 and our unassigned at \$1.766.

On Page 10, we have our Governmental Fund Statement of Revenues, Expenditures and Changes to Fund Balance. You'll see there in the revenue section, we have a further breakdown of those revenue lines. We have State Aid of \$791,000, we have our Federal Aid of \$30,000, Interest, our Sales of Tax Liens of \$650,000, our sale of land and buildings held for resale of \$1.38 million. Our miscellaneous local sources of \$83,000 also includes additional grant funds that were received during the year for rehab. We have our expenditures on home and community of just under \$2 million. We have our transfers to the County of \$342,000, again resulting in a positive change in fund balance of over \$667,000, resulting in an ending fund balance of our General Fund of \$2.266 million.

Okay, I'm gonna take you to Page 15. On Page 15, we have a little bit more detail on the land and buildings held for resale. So, during the year ended December 31, 2019, the Corporation made purchases and improvements of \$1.47 million. The Corporation sold five properties and donated two properties at a value of just under \$1.4 million. This resulted in a change of the buildings held for resale at the beginning of the year was \$763,000 and at the end of the year was \$851,000.

Underneath related party transactions, we have the transfers that happened to the County during the 2019 year. So, during 2019, according to the MOU, the Corporation recorded transfers of \$342,084 to the County. This amount represents \$330,224 of staff time reimbursement and \$11,800 of excess proceeds from the sale of tax liens.

Right now, I'm going to pass it off to Stephanie Handel to go over the Independent Auditor's Report and the other Communication letters.

Stephanie Handel: Thanks Brian. So, I'm actually going to bring everyone back to Page 1 and Page 2 of the same file that Brian is walking through – the Financial Statements. Page 1 and Page 2 shows Sheehan & Company's Independent Auditor's Report. So we're pleased to report that we are issuing what we call an unmodified opinion on the Corporation's financial statements, meaning that we believe the financial statements to be reasonably stated in all material respects. So, the cleanest opinion that the Corporation could be receiving. Certainly, a testament to all the hard work that management is doing.

I'll also jump you back to Page 17 and Page 18. This is another required report for Sheehan & Company to be issuing as part of the external audit. The Independent Auditor's Report over Internal Control over Financial Reporting. Again, the cleanest type of report that we could be issuing, noting no material weaknesses that we noted during the audit. If we had noted anything called a material weakness or significant deficiency, we would be required by our auditing standards to disclose that to you in this report. As you can see, there is nothing disclosed in our report. So, again, the cleanest type of report that the Corporation could be receiving.

I'll now have you jump over to some of the other files that we've included in the packet. We'll start with the Investment Report. So, the Schedule of Investments with Independent Auditor's Report. This report is a little repetitive from the financial statements, but it's required to be issued under the Public Authorities Law. So, what the Corporation's investments were --- December 30, 2019. So, you'll notice on Page 5

**Mikael Kerr:** Stephanie, Stephanie, sorry, but you're cutting out a little bit again, sorry.

**Stephanie Handel:** Sorry about that. Is that better?

**Mikael Kerr:** Yes, that sounds better. Thank you.

**Stephanie Handel:** Okay, the only number there on Page 5 of the Investment Report is about \$2.6 million of cash. It's a rather thin report. Again, we have two types of Auditor's Reports in there and they're the cleanest type of reports that we could be giving to the Corporation.

And then, the last file that you have in front of you is the Communication to Those Charged with Governance. So, that is our communication to you the Board, as well as to the Audit Committee, those charged with governance of the Corporation. And the purpose of this letter is to walk through any significant audit matters that would have come to our attention during the audit. We note that there was no new attorney pronouncements by the Corporation this year. We would be required in this letter to tell you if we encountered any difficulties during this audit of which we didn't. So, again, certainly thank you to management – Sarah, Mike, Matt and Colleen and everyone and Brian for all your help. And, then, we also use this letter to tell you that we will be receiving from Sarah, what we call a Management Representation Letter. So as soon as the Board does approve the financial statements, Sarah will provide to us a letter signed by her, basically, certifying to us that all of the information provided to us during the audit, to the best of her knowledge and understanding was truthful. So, again, a very clean letter, really not much to report. So, a very clean audit. Thank you.

**Peter Scully:** Thank you Brian and Stephanie. ....Audit team? If there are no questions for the audit team, we'll thank the folks from the audit team and move on then to the update on the Brownfield Program. Staff?

**Mikael Kerr:** Sure, this is Mike speaking now. Thank you. So, this is a slide you're all very familiar with. So far this year in 2020, there's been one property that has paid back the majority of their taxes. I've been in contact with 3 other property owners, who are currently working towards paying their back taxes. One of them is 1180 Montauk Highway in Mastic Beach. We completed a Phase II there and now the adjoining parcel has come up on our list, but the owner is working to sell the property. He should be going into contract soon. Um, so that will be adding to our taxes recouped, hopefully, in the coming weeks.

On to our environmental site assessments. We have completed 5 Phase I's this year and we have 1 currently in progress, um and 11 that are eligible and pending. So far, for our sales update this year, we have sold 1 property so far this year. That's 60 Dale Street in West Babylon. We sold that for \$100,000. The buyer now holds title. Matt and I actually went out to visit the site, about maybe 2 weeks ago and the new owners were already well on their way to rehabbing the property. It was actually quite impressive. You know, it used to be full of cars and just a whole bunch of junk. They cleaned everything out and they already have a crew there rehabbing the facility. So, um, that was very impressive and very encouraging.

Then we have 6 Pending Sales:

- Old Northport Rd. and the Steck/Philbin site – The buyer has submitted their brownfield clean-up application to the DEC. DEC has, gave them, asked them for some additional information. So they are working with the DEC Still to go through with that.
- 1200 Montauk Highway in Copiague – We are in contract on that one. They were having some issues getting title insurance. We recommended they go with Omni Title, who we've used before, so they've been able to work that out. Now, the closing is just pending due to the current situation with the coronavirus.
- 1305 Strong Ave. – That is still pending appeal.
- 620 and 628 Shore Rd in Lindenhurst – So that has passed the legislature. We are currently negotiating the contract with the buyer and their attorney.
- 156 Grant Ave., Islip – Same thing - we are currently negotiating the contract. We're waiting for some comments from the DEC on that one. The owner, the buyer's attorney would like the DEC to issue a Consent Order on that site, so they are working with the DEC up in Albany to hash that out.

So far, as our Phase II's in progress, this is the one that we have pending: This is 433 Old Suffolk Ave. in the Village of Islandia. So, slightly over 1 acre commercial property with outstanding liens of over \$381,000. It's been in arrears for 9 years. The owner has signed an Access Agreement. We put out an RFP to conduct the Phase II. We received 9 responses. Cider Environmental put in the lowest bid for \$9,950 and it was also the most comprehensive bid. So



Janet and I have selected them to move forward with. Um, we just have not chosen a date yet just because of the ongoing situation. We're not exactly sure, we are hoping we can get it done within, you know, the next few weeks. Matt, could you give us an update on the Zombie Program?

**Matt Kapell:** Sure. The Zombie Program is moving along well. You can see we've completed 1, 2, 4 so far with the rest in various stages of construction:

30<sup>th</sup> St. and Jamaica Ave. – We're currently in negotiations with United Way to donate the property to them.

54 Adams Drive - We're also negotiating with United Way to donate the property to them.

106 Irving Place in Wyandanch – is back on track. We have all of everything we need from the town to start construction and construction has begun.

41 Arrowhead Dr. – Actually this is complete. We have donated this property to Habitat. So, that's a mistake. It's not in contract anymore, that has been donated and is complete.

The next 2 (123 Neptune and 20 Allanwood Rd., Mastic) are complete and currently, we have buyers identified. They're just going through the process with CDC at the moment.

46Stuyvesant Ave. – We recently acquired and construction is just beginning there.

The 3 final ones ( 5 Rutland Rd., 256 Commack Rd., Mastic & 19 Chestnut St., Wyandanch) are houses that we're currently waiting to close on. Some have, are obviously, a little delayed because of the current situation with COVID, but we hope to work through that and be able to close and get construction started on them as soon as possible, and that's really it for the Zombies.

**Mikael Kerr:** Okay, so this is Mike again. So, this is just an update, an overview slide for Resolution 2020-07, that is upcoming and this is a tax lien sale on 8 Drayton Ave. This is a former superfund site. This is one that's been in our inventory for almost the longest. It's been one of the more vexing sites that we've dealt with. It was a former industrial and commercial dry cleaner for about , I believe, from 1970 until the late 80's. There is a pretty large plume emanating from the site. The DEC spent a number of years cleaning it up, but it got to the point where it wasn't economically feasible anymore. So, there is still a plume that needs to be monitored underneath the site. There is also significant vapor issues inside the building. We have received an offer from an individual named Mark Meltser, who owns VM Trucking. They are based out of New Jersey and they are a they rent out shipping containers and they have a small shipping and trucking business. He has actually bought contaminated sites in New Jersey before and completely revitalized them into, you know, small truck and shipping yards, which is what he plans to do with this site. We've spoken with him multiple times and also with the town. He is more than willing to work with the town to utilize the property in a manner consistent with the local zoning regulations.

**Thomas Cilmi:** Any um

**Mikael Kerr:** Sorry.

**Thomas Cilmi:** Mike, any follow-up with the town at this point, from our last, with Sarah, from our last e-mail?

**Sarah Lansdale:** We reached out a number of times to the town; and I want to thank you, Legislator Cilmi, for your help in that. The proposer is proposing to be compliant with all the local zoning regulations and applicable town and Health Department regulations. So, we haven't heard back from the town, but we're prepared to move forward.

**Thomas Cilmi:** Okay.

**Sarah Lansdale:** And reached out to the local legislator in this as well.

**Thomas Cilmi:** Okay, great.

**Mikael Kerr:** So, the second brownfield sale that we are proposing today is 97 Old Quogue Rd.: This site is currently used as a junkyard. The outstanding taxes are \$113,000. The organization who has proposed this is The Fisher Organization and they want to do a workforce housing development at the site. They're currently, and have been assembling parcels all throughout the area. If you look at the picture that we have up here, that's their proposed development and then our parcel is just there to the top left. It's a small part, but it will add to what they're already envisioning for the area. It seems like a very exciting project and you know, we think the Landbank is, you know, lucky to be a part of something like this. It kind of merges both things the Landbanks do, which is brownfield revitalization and affordable housing. And, that's it for the Staff Update.

**Peter Scully:** Questions for staff on any of the matters discussed? If not, we'll move into the Action portion of the Agenda.

The first matter before us is **Resolution 2020-03 Accepting the FY 2019 Audited Financial Statements.**

**Rich Schaffer:** Schaffer -Motion.

**Peter Scully:** Name on the motion?

**Rich Schaffer:** Schaffer.

**Robert Calarco:** On the motion Peter. This is Calarco. I think it could be treated as a scrivener's error, but your attestation line on the bottom is ---. It says Theresa Ward when it should be Natalie Wright.

**Rich Schaffer:** So, I'll make a motion with the correction of the scrivener's error. Motion to approve. This is Schaffer.

**Peter Scully:** Motion by Schaffer. Was the Second clear?

**Mikael Kerr:** No, sorry, I didn't get that.

**Peter Scully:** Jason, who was the second?

**Jason Smagin:** I thought it was Calarco with the second, but then he made the --- of the scrivener's error.

**Peter Scully:** Great. Second by Scully. Roll Call.

***(Roll Call by Mikael Kerr)***

**Peter Scully:** Yes

**Mikael Kerr:** Dorian , are you there?

**Dorian Dale:** Oh yeah, I'm here.

**Mikael Kerr:** How do you vote?

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thanks folks. We'll move on then to **Resolution 2020-04 Election of Officers for the 2020 Fiscal Year**

Could we just get a briefing from staff on the resolution?

**Mikael Kerr:** Sure. This is just the same resolution we put up this time of year, every year. We just, we're required to, by our policies and by-laws to re-elect our officers. So, we'll be re-electing Steve Bellone as the Chairman, Natalie Wright, as the Vice Chairperson/Secretary, Sarah Lansdale, as the President/Executive Director and Jason Smagin, as the Treasurer.

**Peter Scully:** Okay, thanks for that. Questions for staff? If not, is there a motion?

**Robert Calarco:** Motion. Calarco makes a motion.

**Rich Schaffer:** Second – Schaffer.

**Peter Scully:** Roll Call

*(Roll Call by Colleen Badolato)*

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Abstain

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Colleen Badolato:** Six

**Peter Scully:** Alright folks, we'll move on to **Resolution 2020-05 Amending and Readopting Official Polices of the Landbank Corporation**. Can staff just brief us on the history and the context?

**Mikael Kerr:** Sure. Sarah, sorry, do you want to go ahead with this?

**Sarah Lansdale:** This is regarding a change in the disposition policy. If that's correct, then Bob, can you provide an overview regarding Sundermans' request to change the policy?

**Robert Braun:** Yes, yeah, sure. We've had a request from a legislator, Sunderman, I believe, to amend our disposition policy to allow qualified County employees to also be considered for purchase of our rehabilitated zombie homes. Um, as you know, the County has a policy with respect to County employees that prohibit them from bidding

at our County Auctions, when we're disposing of tax deed properties and Jason could explain that, if it needs further explanation. But, the request was to allow income-qualified County employees, nevertheless, to make offers on zombie homes that are being handled by our Long Island Housing Partnership (LIHP) or CDC – Community Development Corporation or Habitat and the proposed resolution makes it clear that they are to receive no favorable treatment, but that they would be considered along with other income-qualified applicants.

**Sarah Lansdale:** Thanks Bob for that.

**Jason Smagin:** Hi Bob, its Jason Smagin. I just want to emphasize that's consistent with our down-payment assistance program, where we receive the funds from the federal government and County employees are not disqualified.

**Sarah Lansdale:** Thanks Jason.

**Peter Scully:** Are there...

**Sarah Lansdale:** Just one other thing real quick is that we surveyed other Landbanks and the proposed language is consistent with other Landbanks in New York State.

**Peter Scully:** Thanks. Discussion or questions?

**Thomas Cilmi:** I'll make. This is Tom Cilmi. I'll make a motion to approve.

**Rich Schaffer:** I'll second – Schaffer.

**Peter Scully:** Motion by Cilmi; second by Schaffer. Roll Call.

**Mikael Kerr:** Sounds like we lost Colleen, so I'll go ahead and do it. This is Mike.

***(Roll Call by Mikael Kerr)***

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Folks, we'll move on then to Item D – **Resolution 2020-06 Appointing Presiding Officer Robert Calarco as Chairperson of the Audit and Finance Committee.** Is there a motion?

**Jason Smagin:** Motion by Jason Smagin

**Rich Schaffer:** Second by Schaffer

**Peter Scully:** Sorry, motion was? Motion by Smagin; second by Schaffer. Roll Call.

***(Roll Call by Mikael Kerr)***

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thank you. We move on to Item E – **Resolution 2020-07 Authorizing the Acquisition and Disposition of Tax Liens for the Property at 8 Drayton Avenue, Bay Shore, NY**, subject of briefing by staff.

**Rich Schaffer:** Make a motion.

**Peter Scully:** Is there a motion?

**Rich Schaffer:** Motion by Schaffer.

**Peter Scully:** Is there a second?

**Thomas Cilmi:** Second by Cilmi.

**Peter Scully:** Thank you. Roll Call.

***(Roll Call by Mikael Kerr)***

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thank you. We'll move on now to Item F – **Resolution 2020-08 Authorizing the Acquisition and Disposition of Tax Liens for the property at 97 Old Quogue Road, Riverside**, subject of a briefing during the Staff Report. Is there a motion?

**Dorian Dale:** Dale makes a motion.

**Robert Calarco:** Calarco will second.

**Peter Scully:** Motion by Dale; second by Calarco. Roll Call.

**Robert Calarco:** On the motion, quick, Peter.

**Mikael Kerr:** Yes

**Robert Calarco:** Can I ask a quick question? I apologize, I should have done this in the Staff Report. Just to double-check this proposed sale has gone – we've check with both the town and the respective legislator so that they were briefed on this?

**Sarah Lansdale:** Yes, both Leg. **Fleming** and the Town of Southampton were briefed.

**Robert Calarco:** Okay, thank you.

**Peter Scully:** That's a motion and a second. Roll call.

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thank you. We'll move on to the final Resolution of our Agenda – **Resolution 2020-09 Authorizing the Transfer of Real Property to United Way of Long Island Housing Development Corporation** Staff could you just provide brief information?

**Mikael Kerr:** Matt, do you want to take this one?

**Matt Kapell:** Sorry, yes. This is a donation to United Way of Long Island. We are going to donate to them and they are going to build an affordable home on it to our policies meaning a first-time homebuyer at 80% AMI.

**Jason Smagin:** Smagin will make a motion.

**Peter Scully:** Second - Scully. Roll Call.

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thank you. We'll move on to Item 5 of the Agenda – Next Steps. Staff?

**Mikael Kerr:** There are no next steps at the current moment.

**Peter Scully:** Great. The next Landbank Governance Committee will take place on Wednesday, May 20<sup>th</sup> and the next Board Meeting will take place on May 20<sup>th</sup>. Is there any Old Business that needs to come before the Board?

**Mikael Kerr:** No.

**Sarah Lansdale:** No

**Peter Scully:** Is there a motion to adjourn?

**Robert Calarco:** Motion

**Peter Scully:** Second Smagin

**Jason Smagin:** Second

**Peter Scully:** Roll Call.

*(Roll Call by Mikael Kerr)*

**Peter Scully:** Yes

**Dorian Dale:** Yes

**Robert Calarco:** Yes

**Thomas Cilmi:** Yes

**Jason Smagin:** Yes

**Rich Schaffer:** Yes

**Cara Longworth:** Yes

**Mikael Kerr:** Seven

**Peter Scully:** Thank you. Everybody be well.

***Meeting adjourned at 12:12 p.m.***