Meeting Minutes

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
Ryan McEnany, SC EDP
Janet Gremli, SC Dept. of Health Services
Jason Smagin, SC Dept. of Law
Colleen Badolato, Secretarial Asst., SC EDP
Michael Maraviglia, SC EDP - WQ Division

Guests:
Walter Parish, NYS DEC
Von Kuhen, CDCLI

CALL TO ORDER
The Landbank Board meeting was called to order by Joanne Minieri, at 10.40 a.m. There was a quorum - 7 members present.

PUBLIC PORTION
Von Kuhen of CDCLI gave an overview of his experience with the National Community Stabilization Trust (NCST) and recommended that signing up with NCST would be a benefit to the SC Landbank and clearly streamline the process for acquiring vacant residential bank foreclosures.

NEW BUSINESS:
Review and Approval of Minutes - February 11, 2015 meeting.
Request for Motion to approve by Joanne Minieri.
Motion made by Presiding Officer Gregory; seconded by Carolyn Fahey. Motion Approved 7-0-0.
EXECUTIVE DIRECTOR'S REPORT - Q1

Amy Keyes presented an update of Land Bank activities for Q1.

- Phase I ESA's completed on two brownfield properties (Group C - 134 N.8th St., Lindenhurst and 1461 Straight Path, Wyandanch.)
- Phase II site work has been done on three properties (Group A - 156 Grant Ave., Islip; 95 Eads St., W. Babylon; 1600, 5th Ave., Bay Shore.)
  - Phase II reports expected June 2015.
- Janet Gremli of Dept. of Health spoke about the Phase II process involved at the above 3 sites (Grant Ave., Eads St. and 5th Ave.). Janet was onsite for the Phase II's with the contractor and the consultant. Site surveys or geophysical surveys, soil and groundwater samples, and soil boring was done on the 3 sites.
- Group B - 11 sites are in site access process (Phase I's completed August 2014)
- There are currently 60 parcels eligible for SCLBC transfer, 36 of which are Non-Superfund.

Vacant Residential Bank Foreclosures
- Approved by NCST to participate in REO Acquisition Program
- Via NCST program, began to review homes for potential acquisition
- Contacted lenders regarding acquisition of Town highlighted "zombie foreclosures"
- Cross-referenced Town registries with list of NCST Participating lenders
- Held kick-off meetings with four approved community housing development organizations
- Met with Towns of Brookhaven, Babylon, and Islip to coordinate efforts
- NCST Timelines for 3 programs - SCLBC is interested in the First Look Program
- SCLBC committed to OAG the purchase of 11 houses - at least 3 in each town (Babylon, Brookhaven and Islip.)

BOARD ACTIONS REQUESTED

- Resolution SCLBC2015-07 - Acknowledging Receipt of the Suffolk County Landbank’s FY2014 Audited Financial Statements
  Motion to Approve by Presiding Officer Gregory; seconded by Kelly Morris - Motion carried 7-0-0
- Resolution SCLBC2015-08 - Authorizing the SCLBC Executive Director to Enter into an Updated Contract with Albrecht, Viggiano, Zureck & Company
  Motion to Approve by Carolyn Fahey; seconded by Commissioner Minieri - Motion carried 7-0-0
- Resolution SCLBC2015-09 - Creation of a Real Property Acquisition Committee
  Motion to Approve by Jennifer Garvey; seconded by Presiding Officer Gregory - Motion carried 7-0-0

OLD BUSINESS

- Steck/Philbin site in Kings Park. In March 2015, we received estimates from environmental firms of what the testing would cost and the proposals that came back were well above the funding capability of the SCLBC. SCLBC has moved forward to gather an appraisal from Berger and Associates of Huntington; and should have information at next meeting in June 2015.

ADJOURNMENT

Joanne Minieri adjourned the meeting at 11:50 a.m.

The next meeting of the Landbank Board is scheduled for Wednesday, June 17, 2015 at 10:30 a.m. in the , H. Lee Dennison Bldg., Hauppauge - 1st Floor, Media Room # 182.