

Suffolk County Landbank Corporation Board Meeting  
Suffolk County Department of Economic Development and Planning  
H. Lee Dennison Building  
2<sup>nd</sup> Floor, Planning Library Conference Room  
Hauppauge, NY 11788

May 24, 2017 at 11:30 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

Theresa Ward, Commissioner, SC Dept. of Economic Development and Planning  
Peter Scully, Deputy County Executive (Designee for County Executive Steven Bellone)  
Lora Gellerstein, (Designee for Presiding Officer DuWayne Gregory, Suffolk County Legislature)  
Hon. Tom Cilmi, Suffolk County Legislator - District 10  
Cara Longworth, Executive Director, Empire State Development  
Jason Smagin, Acting Director of Real Estate, SC Dept. of Economic Development and Planning

Staff Present:

Sarah Lansdale, Executive Director, Suffolk County Landbank Corp.  
Robert Braun, Lead Counsel, Suffolk County Landbank Corp.  
Andre Bermudez, Senior Project Manager, Suffolk County Landbank  
Matthew Kapell, Suffolk County Dept. of Economic Development and Planning  
Janet Gremli, SC Health Dept. Coordinator  
Dorian Dale, Director of Sustainability, Chief Recovery Officer, SC Dept. Economic Development and Planning  
Brian Petersen, CPA, AVZ  
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Not Present

Hon. Richard Schaffer, Supervisor, Town of Babylon

Guests:

Yousef and Samuel Habibian, RFP Proposers

CALL TO ORDER

The Landbank Board meeting was called to order by Theresa Ward, at 11:30 a.m. There was a quorum of 6 members present.

PUBLIC PORTION

Samuel Habibian, proposer and winner of the recently closed 269-271 Montauk Highway, Lindenhurst (Jericho Marine) gave an update on the progress at the site. Mr. Habibian also spoke with regard to their RFP proposal to acquire a former gas station site at 1460/1490 Brentwood Rd., Bay Shore, NY, which is on the May 24, 2017 Agenda as SCLBC Resolution 2017-08.

- *Public Portion closed at 11:33 a.m.*

NEW BUSINESS

- Review and Approval of March 29, 2017 Meeting Minutes.  
*Motion to approve made by Jason Smagin; seconded by Peter Scully. Motion approved 5-0-1. Abstention by Lora Gellerstein who was not present at the March 29, 2017 meeting.*

## STAFF UPDATES

- Amy Keyes has been reassigned to County Executive's Office to work on the Governor's Shared Services Initiative.
- Sarah Lansdale will act as Interim Executive Director.
- Dorian Dale to fill in for Sarah Lansdale, in her absence from August - November 2017.
- Matt Kapell will be working on Zombie Homes.

## EXECUTIVE DIRECTOR'S REPORT - Sarah Lansdale

- Annual Disclosure reports finalized and sent to NY State, Suffolk County Comptroller, and the Suffolk County Legislature in advance of the April 1<sup>st</sup> deadline.
- CRI Round 1 - Brownfields - \$321,000 still to be spent by end of year. 59 Phase I's and 12 Phase II's completed. Need to complete an additional 6 Phase II's by 12/31/2017.
- CRI Round 2 - Zombie Properties - \$1.9mil - 11 Zombie rehabs (more than ½ have been completed.)
- Received permission from Attorney General's Office to complete a feasibility re-use study for the Lawrence Aviation site in Port Jefferson, to spend down the remainder of the funds.
- CRI Round 3 - Combination of funding for Zombie and Brownfield Programs. Efforts focused in targeted neighborhoods.

## BROWNFIELD UPDATE - Andre Bermudez

- 2 brownfield sites closed: Jericho Marine on March 10, 2017 (Habibian's) and Liberty Industrial on May 9, 2017.
- Steck and Philbin - Still under contract negotiation. Proposer's working with DEC to submit a brownfield clean-up application; and they are exploring new possible uses for the site. On March 28, 2017, SC Legislature approved resolution authorizing a different end use.
- Former gas station, Brentwood Rd. in Bay Shore - \$150,000 purchase offer from the Joseph and Samuel Habibian to rehabilitate the site and reuse it as a gas station.
- Remaining 4 properties from 2016 RFP are being remarketed on our 2017 RFP.
- 2017 RFP for 9 sites. An informational Webinar was held May 19, 2017 about the RFP process. Applications are due June 9, 2017.
- 2 properties were removed from 2017 RFP due to payment status - 1461 Straight Path, Wyandanch and 83 Rear Broadway, Greenlawn. Phase II's completed on both sites.

## ARBOR/ZOMBIE UPDATE - Matt Kapell

- Round 2 funding - required to complete 11 homes - 6 are completed; 5 additional to be completed by 12/31/2017.
- Round 3 funding - Grant funding to expire 12/31/2018. Focus area - North Bellport and East Patchogue.
  - 12 houses to be completed

## BOARD ACTIONS REQUESTED

- RESOLUTION 2017-08 - Authorizing the acquisition and negotiated sale of tax lien certificates on the former Gas Station site at 1490/1460 Brentwood Rd., Bay Shore, NY 11706  
*Motion to approve made by Jason Smagin; seconded by Theresa Ward. Motion approved 6-0-0.*

## NEXT STEPS

- The next meeting of the Suffolk County Landbank Corp. Board is scheduled for June 28, 2017 at 11:30 a.m.

## ADJOURNMENT

*Theresa Ward made a motion to adjourn; seconded by Legislator Tom Cilmi. Meeting adjourned at 11:55 a.m.*