

**Suffolk County Landbank Program**  
**Suffolk County Department of Economic Development and Planning**  
**H. Lee Dennison Building – 1<sup>st</sup> Floor**  
**Media Room # 182**  
**Hauppauge, NY 11788-0099**

**June 17, 2015 at 10:30 a.m.**

**Meeting Minutes**

**PRESENT:**

Board of Directors:

K. Kelly Morris, (Alternate Director), County Executive's Designee  
Joanne Minieri, Vice Chair, 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

Supervisor Anna Throne-Holst, Town of Southampton

Jill Rosen-Nikoloff, Suffolk County Director of Real Estate

Staff Present:

Sarah Lansdale, President and Acting Executive Director, SC Economic Development and Planning

Jason Smagin, SC Dept. of Law

Jared Kasschau, Harris Beach PLLC

Brian Petersen, AVZ

Andre Bermudez, SC EDP

Katelyn Meehan, SC EDP

Janet Gremli, SC Dept. of Health Services

Ryan McEnany, SC EDP

Colleen Badolato, Secretarial Asst., SC EDP

Guests:

Peter Scully, Deputy County Executive (Alternate Director)

Gary Rozmus, GEI Consultants

David Berger, Appraiser Consultant

Lisa Stocki, SC Treasurer's Office

Doug Southerland, SC Treasurer's Office

Not Present:

Hon. Steven Bellone, Suffolk County Executive

Amy Keyes, Executive Director (currently on leave)

**CALL TO ORDER**

The Landbank Board meeting was called to order by Joanne Minieri, at 10.37 a.m. There was a quorum - 6 members present).

**PUBLIC PORTION** – No members of the public requested to speak.

**NEW BUSINESS:**

Review and Approval of Minutes - April 15, 2015 meeting.

Request for Motion to approve by Joanne Minieri.

- *Motion made by P.O. Gregory; seconded by Anna Throne-Holst. Motion Approved 6-0*

## **EXECUTIVE DIRECTOR'S REPORT**

### **Sarah Lansdale gave a brief update on our Brownfields program and other activity.**

- Continuing to coordinate with the Brownfields Interagency Work Group
- 19 parcels have paid in full in Q2 totaling \$219,630 - Total Paid in Full = 32 parcels
- 4 properties have been added to the Landbank list = 140 parcels
- 7 properties added to "Available for Landbank" list
- Phase II ESA report completed on 1600 5<sup>th</sup> Ave, Bay Shore (Hubbard Power and Light)
- Phase II ESA reports due within next month (Eads St, W. Babylon and Grant Ave., Islip)
- Janet Gremli gave an update on the Phase II ESA for 1600 5<sup>th</sup> Ave., Bay Shore site.
- Update - Proposed Brownfield Lien Transfer Process - Upcoming milestones in advance of Lien Sales
  - Clarify Redemption Period Requirements
  - Transfer Process - Working with Law Dept. to have this process memorialized
  - MOU Between SCLBC, DEC, NYS OAG, and NYS Comptroller
- April 30, 2015 - SCLBC representatives met with DEC's Division of Environmental Remediation, including Robert Schick, Division Director in Albany
  - The SCLBC with Attorney Dale Desnoyers will draft a proposed MOU between the SCLBC and DEC.
- New York Land Bank Association has worked with State Assembly and Senate to introduce two bills in each house, which will help Land Banks and their missions.
- SCLBC gave a presentation to EPA Regional Administrator, as well as various other regional environmental representatives regarding the importance of the SCLBC to repurposing legacy environmental sites in Suffolk County.

### **Andre Bermudez gave an overview and status report on Vacant Residential Bank Foreclosures**

- Entered into contract with two approved organizations - LIHP and CDCLI
- Continued to review NCST first-look homes for potential acquisition
  - 5 combined properties reviewed by CDCLI and LIHP
  - 1 property which is pending contract (6 Lawrence Ave., Sound Beach)
- Continued follow-up with lending institutions regarding acquisition of Town highlighted "zombie foreclosures"
- Participated in meeting with Dina Levy from NYS AG's office regarding 13 Bank of America properties for donation to SCLBC
- Worked with other municipalities to lend technical assistance regarding zombie properties (Nassau County, Huntington, Greeport)
- Grant Update - Q1
  - \$2,559,442 (opening balance) - \$23,542 (Grant Expenditures) = 2,535,900 (Remaining Grant Balance End of Q1)

## **AWARDS**

*Suffolk County Landbank Corporation was awarded a 2015 Achievement Award by the National Association of Counties (NACo) in the category of Community & Economic Development.*

## **BOARD ACTIONS REQUESTED**

- **Resolution 2015-10 - Adopting Board Evaluation Format for FY2015**  
*Motion to Approve by Leg. Tom Cilmi; seconded by Kelly Morris - Motion carried 6-0-0*
- **Resolution 2015-11 - Merging the SCLBC Audit and Finance Committees**  
*Motion to Approve by Leg. Tom Cilmi; seconded by Kelly Morris - Motion carried 6-0-0*
- **Resolution 2015-12 - Clarifying Policy Pertaining to the Disposition of Real Property**  
*Motion to Approve by Leg. Tom Cilmi; seconded by Presiding Officer Gregory - Motion carried 6-0-0*
- **Resolution 2015-13 - Electing a Treasurer for the Suffolk County Landbank Corp.**  
*Motion to Approve by Leg. Tom Cilmi; seconded by Anna Throne-Holst - Motion carried 5-0-1*  
*Abstention by Jill Rosen-Nikoloff*

## **EXECUTIVE SESSION**

*Motion to enter executive session by Joanne Minieri, to discuss the proposed acquisition of real property, and the*

*appraisal thereof. - Motion carried 6-0-0*

*Executive Session commenced and continued from 11:33 - 11:51 a.m.*

**ADJOURNMENT**

Joanne Minieri adjourned the meeting at 11:52 a.m.

*The next meeting of the Landbank Board is scheduled for Wednesday, August 19, 2015 at 10:30 a.m. in the ,  
H. Lee Dennison Bldg., Hauppauge - 1<sup>st</sup> Floor, Media Room # 182.*