

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

February 11, 2015 at 10:30 a.m.

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 Greml, SC Dept. of Health Services

Jason Smagin, SC Dept. of Law

Michael Maraviglia, SC EDP - WQ Division

Colleen Badolato, Secretarial Asst., SC EDP

Guests:

Robert Benrubi, AJS Capital Solutions

Diane M. Stuke, SC Treasurer's Office

Walter Parish, NYS DEC

CALL TO ORDER

The Landbank Board meeting was called to order by Joanne Minieri, at 10.35 a.m. There was a quorum - 5 members present).

PUBLIC PORTION

Robert Benrubi, General Counsel and Sr. Director of AJS Capital Solutions spoke of his company's interest in working with the Landbank, Suffolk County, the Kings Park community and Town of Smithtown for appropriate development of the Kings Park Steck/Philbin site.

NEW BUSINESS:

Review and Approval of Minutes - December 17, 2014 meeting.

Request for Motion to approve by Joanne Minieri.

Motion made by Jill Rosen-Nikoloff; seconded by Presiding Officer Gregory. Motion Approved 4-0-1abstention (Carolyn Fahey was not present at the Dec. 17, 2014 Landbank meeting).

Leg. Tom Cilmi arrived at 10:40

BOARD ACTIONS REQUESTED

- **Resolution 2015-01 - Amend the SCLBC Acquisition Policy for Real Property**
Motion to Approve by Leg. Tom Cilmi; seconded by Carolyn Fahey - Motion carried 6-0-0
- **Resolution 2015-02 - Amend the SCLBC Governance Committee Charter**
Motion to Approve by Jill Rosen-Nikoloff; seconded by Commissioner Minieri - Motion carried 6-0-0
- **Resolution 2015-03 - Selection of Community Housing Development Agency**
Motion to Approve by K. Kelly Morris; seconded by Jill Rosen-Nikoloff - Motion carried 6-0-0
- **Resolution 2015-04 - Appointing K. Kelly Morris to the SCLBC Audit Committee**
Motion to Approve by PO DuWayne Gregory; seconded by Leg. Tom Cilmi - Motion carried 6-0-0

Jennifer Garvey arrived at 10:50 a.m.

- **Resolution 2015-05 - Appointing Amy Keyes as Executive Director of the SCLBC**
Motion to Approve by PO DuWayne Gregory; seconded by Jennifer Garvey - Motion carried 7-0-0
- **Resolution 2015-06 - Appointing Sarah Rudaitis a/k/a Sarah Lansdale as President of the SCLBC**
Motion to Approve Leg. Tom Cilmi; seconded by PO DuWayne Gregory - Motion carried 7-0-0

UPDATES - Sarah Lansdale

Goals and Objectives for 2015:

Tax Delinquent Brownfield Properties

- Complete 3 Phase I ESA's on brownfield properties
- Complete 18 Phase II ESA's
- Market 7+ liens and properties for potential sale

Vacant Residential Bank Foreclosures

- Acquire 4 foreclosed homes
- Rehabilitate and sell 2 foreclosed homes
- Identify homes for SCLBC acquisition in 2016

Phase II Site Access

Orders to Show Cause were signed by Hon. W. Gerard Asher on 1/16/2015, granting SCDHS the ability to access the premises on the initial three parcels. Phase II's scheduled on these sites scheduled for the spring.

Grants

SCLBC submitted a grant request to the US EPA for \$400K in assistance to perform ESA's and remedial planning on tax-delinquent brownfields throughout Suffolk County. Expected Announcement from EPA in Spring 2015.

National Community Stabilization Trust

In its effort to acquire vacant, bank-foreclosed homes, the SCLBC submitted an application to the National Community Stabilization Trust (NCST) to become an approved "community buyer".

Parcel Status of liens - Diane Stuke of SC Treasurer's Office

- 19 parcels in payment arrangements - collected over \$850,000 since July 2014.
- Total amount collected on the 19 parcels since July 2013 is approximately \$2.2m
- 3 parcels in contract expected to close in next few months should realize \$650,000
- \$1.1m collected on owner sold parcels to date

2015 Meeting Schedule

- *Motion to approve SCLBC Meeting Schedule by Leg. Tom Cilmi; seconded by Commissioner Minieri.*

Motion carried 7-0-0.

NEXT STEPS - Sarah Lansdale

- Brownfields - Continue to perform Phase I's on 3 brownfield sites; and continue site access process on Group B on 13 sites and perform Phase I's on Group C for 2 sites.
- Residential - enter into contract with the 4 housing development agencies that were approved today, establish criteria and identify first group of homes for acquisition
- Finalize 2014 Audit - next meeting on March 18
- Report to NY State Authorities Budget office on 2014 activity
- Report to SC Legislature on activities completed in 2014

OLD BUSINESS

Steck/Philbin site in Kings Park. - \$1.3m in back taxes owed on property. Not in Landbank or County possession at this time. There has been private interest expressed at the Board meetings by Mr. Rosato and this morning, by Mr. Benrubi in pursuing purchase of this site. Landbank issued a Request for Qualifications for Environmental Engineering firms to generate and gauge a realistic cost and time estimate to close the landfill and return it to productive and operational condition. Proposals are due back by March 3, 2015.

NOTE OF INTEREST: Suffolk County was awarded \$1.5m to clean up Ronkonkoma Wallpaper site (3.3 ac. site near Ronkonkoma Train Sta.) Partnership between Health Services, Dept. of Economic Dev. and Planning and DEC.

ADJOURNMENT

Joanne Minieri requested a motion to adjourn the meeting at 11:38 a.m.

Motion made by Presiding Officer Gregory; seconded by Carolyn Fahey. Meeting adjourned.

The next meeting of the Landbank Board is scheduled for Wednesday, April 15, 2015 at 10:30 a.m. in the H. Lee Dennison Bldg., Hauppauge – 1st Floor Media Room^t