

Suffolk County Landbank Program
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building – 2nd Floor
Planning Conference Room
Hauppauge, NY 11788

March 30, 2016 at 11:30 a.m.

SC Landbank Board of Director's
Meeting Minutes

PRESENT:

Board of Directors:

K. Kelly Morris, Deputy Executive Director, SC IDA (Alternate Director for County Executive Steven Bellone)
Peter Scully, Deputy County Executive for Administration (Alternate Director for Deputy County Executive and Commissioner Joanne Minieri)
Hon. DuWayne Gregory, Presiding Officer, Suffolk County Legislature
Hon. Tom Cilmi, District 10
Hon. Rich Schaffer, Supervisor, Town of Babylon
Barry Greenspan, Empire State Development (Alternate Director for Cara Longworth)
Jason Smagin, Acting Director of Real Property Acquisition and Management, SC EDP

Staff Present:

Amy Keyes, Executive Director, Deputy Commissioner, SC EDP
Sarah Lansdale, President, Director of Planning, SC EDP
Robert Ryan, Esq., Harris Beach PLLC, *via phone*
Brian Petersen, AVZ
Stephanie Handel, Sheehan and Co. CPA PC
Kevin Schmutz, Sheehan and Co. CPA PC
Andre Bermudez, Senior Project Manager, SC EDP
Janet Greml, SC Health Dept. Coordinator
Colleen Badolato, Secretarial Asst., SC EDP
Rosemarie Pforr, SC Division of Workforce Housing and Community Development
Michael Maraviglia, Division of Water Quality

Guests:

Gary Rozmus, GEI Consultants
Mike Rosato
Samuel Habibian, Brownfield RFP bidder

CALL TO ORDER

The Landbank Board meeting was called to order by Peter Scully, at 11:35 a.m. There was a quorum present.

PUBLIC PORTION - No speakers present

NEW BUSINESS:

Review and Approval of Minutes - December 16, 2015 meeting.

Request for Motion to approve by Peter Scully.

- *Motion made by Kelly Morris, seconded by Presiding Officer DuWayne Gregory.
Motion Approved 5-0-1 (Abstention by Peter Scully.)*

EXECUTIVE DIRECTOR'S REPORT

1. Update - Brownfield Parcel Status - Amy Keyes and Sarah Lansdale

a. Parcel Updates

- Payments to SC Treasurer's Office have resulted in 43 properties with Paid in Full status, bringing payment totals to an estimated \$4.5 million since 2013.
- Notable Payment: 48 Old Quogue Rd., Riverside - Paid in Full - \$53,666
- 3 additional parcels available for the Landbank's consideration (58 parcels)

Janet Gremli gave an update on the Health Dept's. continuing efforts to obtain site access agreements signed by property owners:

- 415 Munsell Rd., E. Patchogue; 65 Commack Rd., Mastic Beach; 1461 Straight Path, Wyandanch have signed site access agreements.
- Since January 2016: 1200 Montauk Hwy. Copiague has signed the site access warrant, and has proposed to sign a payment plan agreement, 405 Lakeview Ave, Bayport has signed a site access agreement, and 1444 Route 112, Port Jeff. Station has agreed to sign a site access agreement this week; and proposed to sign a payment plan agreement. 83 Broadway, Greenlawn has said he would pay his taxes in full and has been directed to the SC Treasurer's Office for payment agreement.
- Phase I Reports received this week for 33 Dixon Ave., Copiague and 1194 Montauk Hwy., E. Patchogue. Janet will review and letters out to property owners to access these properties.

b. Site Assessment Updates

- Phase I's completed on 33 Dixon Ave., Copiague; 1194 Montauk Hwy, E. Patchogue; and 1444 Route 112, Port Jefferson Station
- Phase II completed on 753 Long Island Ave., Deer Park

c. Brownfield RFP Update

- RFP issued on January 22, 2016 for acquisition and redevelopment of 8 brownfield properties via e-mail lists, press coverage, op-sites posting, Informational Webinar
- Due date is March 18, 2016 - extended to March 25, 2016
- 6 proposals received from developers

d. Lien Transfer Process - SC Tax Act Update

Lien Tax Deed Transfer Process meetings held in 2014-2015

- Memorialize tax lien transfer process for brownfield parcels, including post-merger involvement
- Meetings included SCLBC, SC Attorney's Office, SC Treasurer's Office, SC Comptroller's Office, and SC Budget Office Staff.

SC Tax Act Changes Proposed prior to tax lien transfer

- Specifically add language to allow transfer of liens to SCLBC at less than face value (as is specified in NYS Land Bank Act)
- Adds additional certainty to process

Supervisor Schaffer arrived at 11:50 a.m.

e. Superfund Strategy Update

- **DEC - MOU**
 - A blanket agreement with NYS as to a formula for revenue sharing and clearance of environmental liens on DEC remediation sites, which would expedite the transfer process and avoid lengthy negotiations on individual sites.
 - An agreement limiting the SCLBC's environmental liability on acquired sites, would allow the SCLBC to take title to sites directly, at the SCLBC board's discretion.
 - DEC has provisionally signed off on the agreement
- **Lawrence Aviation**

- Largest Tax Delinquent Superfund site with highest ongoing tax burden to County (126 acres)
 - Possible site for future LIRR Railyard
- f. **NYS OAG - New Settlement Funds**
- \$150 MM settlement includes \$15 MM in funding for Landbanks
 - SCLBC to apply for funds

Update on Residential Rehab (Zombie) Program - Amy Keyes

- 6 Lawrence Drive, Sound Beach (LIHP) - complete, marketing for resale
- 4 Sinclair St., Mastic (LIHP) - complete, marketing for resale
- 20 School St., Lake Ronkonkoma (CDC-LI) - complete, marking for resale
- 104 Mastic Blvd., Mastic (Habitat for Humanity) - transferred to Habitat
- 495 Pinelawn Ave., Copiague (CDC-LI) - demolition
- 19 West William St., Bay Shore (LIHP) - pre-acquisition

BOARD ACTIONS REQUESTED

- **Resolution 2016-01 – Amending and Restating Resolution SCLBC2015-07
Creation of a Real Property Acquisition Committee**
Motion to Approve by Rich Schaffer; seconded by Leg. Tom Cilmi. Motion approved 7-0-0.
- **Resolution 2016-02 - Authorizing the Acceptance of HOME funds**
Motion to Approve by Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 7-0-0.
- **Resolution 2016-03 - Accepting FY2015 Financial Statements**
Motion to Approve by Rich Schaffer; seconded by P.O. DuWayne Gregory. Motion approved 7-0-0.
- **Resolution 2016-04 - Authorizing the Executive Director to enter into contracts with approved Architectural Firms**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-05 - Authorizing the Executive Director to enter into contracts with approved General Contracting Firms**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-07 - Pre-Authorizing the Sale of 20 School Street, Lake Ronkonkoma**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-08 - Pre-Authorizing the Sale of 6 Lawrence Drive, Sound Beach**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-09 - Pre-Authorizing the Sale of 4 Sinclair Street, Mastic**
Motion to Approve by Hon. Rich Schaffer; seconded by Jason Smagin. Motion approved 7-0-0.
- **Resolution 2016-10 - Authorizing the Executive Director to Enter into a Memorandum of Understanding Agreement with the New York State DEC**
Motion to Approve by Peter Scully; seconded by K. Kelly Morris. Motion approved 7-0-0.
- **Resolution 2016-11 - Authorizing the Executive Director to Enter into a Revised Memorandum of Understanding Agreement with Suffolk County**
Motion to Approve by Hon. Tom Cilmi; seconded by Hon. Rich Schaffer. Motion approved 7-0-0.
- **Resolution 2016-12 - Technical Correction to Resolution 2015-15 Adopted 9/16/15**
Motion to Approve by Peter Scully; seconded by Hon. Tom Cilmi. Motion approved 7-0-0.
- **Resolution 2016-13 - Approving Evaluation Criteria for Redevelopment of Tax-Delinquent Brownfield Sites**
Motion to Approve by Hon. Rich Schaffer; seconded by Presiding Officer DuWayne Gregory. Motion approved 7-0-0.

ADJOURNMENT

Peter Scully asked for a motion to adjourn the meeting at 12:40 p.m.

Motion made by Presiding Officer DuWayne Gregory; seconded by Jason Smagin.

The next meeting of the Landbank Corporation Board is Wednesday, June 22, 2016 at 11:30 a.m. in the 2nd Floor - Planning Conference Room of the H. Lee Dennison Bldg., Hauppauge.

DRAFT