

**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**

**April 15, 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

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 - 7members 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.8<sup>th</sup> 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, 5<sup>th</sup> Ave., Bay Shore.)
  - Phase II reports expected June 2015.
- Janet Gremler of Dept. of Health spoke about the Phase II process involved at the above 3 sites (Grant Ave., Eads St. and 5<sup>th</sup> 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 4 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 - 1<sup>st</sup> Floor, Media Room # 182..*