

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

September 16, 2015 at 10:00 a.m.

Meeting Minutes

PRESENT:

Board of Directors:

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

Staff Present:

Executive Director - Amy Keyes, Deputy Commissioner, SC EDP
President - Sarah Lansdale, Director of Planning, SC EDP
Brian Petersen, AVZ
Andre Bermudez, SC EDP
Katelyn Meehan, SC EDP
Janet Gremli, SC Dept. of Health Services
Colleen Badolato, Secretarial Asst., SC EDP

Guests:

Omar Lee, SourceLee LLC
Diane Burke, Habitat for Humanity
Kathryn Gutleber, Habitat for Humanity
Paul Sibener, Esq., Attorney for Azra Asli Realty, LLC
Ozgur Kotanoglu, Azra Asli Realty, LLC
Walter Parrish, NYS DEC

Not Present:

Hon. Steven Bellone, Suffolk County Executive
Joanne Minieri, Deputy County Executive and Commissioner, SC EDP
Hon. Anna Throne-Holst, Supervisor, Town of Southampton
Cara Longworth, LI Regional Director, Empire State Development (ESD)

CALL TO ORDER

The Landbank Board meeting was called to order by Peter Scully , at 10.00 a.m. There were only 4 members present. Presiding Officer Gregory arrived at 10:05. There was now a quorum of 5 members present.

PUBLIC PORTION

Omar Lee of SourceLee LLC - Builder and Public Housing landlord - In the process of developing a green housing project. Mr. Lee was here to introduce himself and his company to Landbank Board.

Paul Sibener, Esq. - Attorney for Azra Asli Realty, LLC - Submitted a proposal in mid July 2015 to remediate 1490 Brentwood Road, Bayshore, NY. Mr. Sibener has been in contact with Andre Bermudez. Property will be developed as a gas station, per President/owner of Azra Asli Realty. Andre Bermudez and Janet Gremler gave a brief status of the above property to the Landbank Board members.

Diane Burke and Kathryn Gutleber of Habitat for Humanity - Diane Burke gave a brief overview of Habitat for Humanity's process; as well as their support of the Landbank's donation of property at 104 Mastic Blvd., Mastic, NY to Habitat Suffolk which is on today's Agenda.

Leg. Cilmi arrived during the Public Portion.
Public Portion closed at 10:08 a.m.

NEW BUSINESS:

Review and Approval of Minutes - June 17, 2015 meeting.
Request for Motion to approve by Peter Scully.

- *Motion made by Kelly Morris, seconded by Leg. Tom Cilmi. Motion Approved 5-0-1. Barry Greenspan was not present at June 17th meeting.*

EXECUTIVE DIRECTOR'S REPORT

1. Update on Brownfield Program - Andre Bermudez and Sarah Lansdale

- Payments to SC Treasurer's Office have resulted in 41 properties with Paid in Full status, bringing payment totals to an estimated \$2.7 million.
- 140 total parcels that Landbank is looking at via SC Brownfields Interagency Workgroup
- 57 properties not in payment status at this time and available to the Landbank.
- Phase II ESA reports completed on 1600 5th Ave, Bay Shore (Hubbard Power and Light), 95 Eads St, W. Babylon and 156 Grant Ave., Islip.
- **Janet Gremler gave an update on environmental due diligence and site access.**
 - Dept. of Health Services in the process of trying to obtain site access to several sites without having to go through warrant process.
 - Warrants approved for 3 sites - 1490 Brentwood Rd, Bay Shore, 473 Ocean Ave., Central Islip, and 1200 Merrick Rd., Copiague.
- **Proposed Brownfield Lien Transfer Process** - Upcoming milestones in advance of Lien Sales
 - Clarify Redemption Period Requirements - IR 1647 & 1648 currently before Ways & Means Committee
 - Transfer Process - Currently in discussions with Treasurer's and Comptroller's Office to memorialize lien and tax-deed transfer process.
 - MOU Between SCLBC, DEC, NYS OAG, and NYS Comptroller - Draft Agreement is currently being reviewed by DEC Lead Counsel.
- **Sarah Lansdale gave an update of the Landbank's financial sustainability and long-term funding strategies**
 - Applications in to both the EPA Brownfields Clean-up Program and ESD Corporation's Regional Economic Development Council Program for funding.
 - In the absence of grant funding, explore possibility of having working capital put aside for the Landbank to continue its work.
- **Andre gave an update on Residential Rehab (Zombie) Program**
 - 6 Lawrence Drive, Sound Beach - estimated closing 9/17/2015
 - **1st Closing** - 4 Sinclair St., Mastic (closed 8/27/2015)
 - 20 School St., Lake Ronkonkoma - estimated closing 9/18/2015
 - 104 Mastic Blvd., Mastic - will be donated to Habitat for Humanity Suffolk

- 495 Pinelawn Ave., Copiague - Purchase Agreement pending
- **2015 Financial Activity - Grant Update (Q1 and Q2)**
 - \$2,570,047 (opening balance) - \$69,374 (Grant Expenditures) = 2,500,673 (Remaining Grant Balance)

OTHER ACTIVITY

- New York Landbank Assoc. ("NYLBA") has worked with State Assembly and Senate to introduce bills in each house (S05777 and A07911), which passed in June 2015 and are awaiting Governor Cuomo's signature.
- SCLBC Local Law Amendment - Proposed Legislation
 - Proposed amendment to Local Law 18-2012

BOARD ACTIONS REQUESTED

- **Resolution 2015-14 - Accepting NCST Seller Concessions**
Motion to Approve by Leg. Tom Cilmi, seconded by P.O. DuWayne Gregory - Motion approved 6-0-0.
- **Resolution 2015-15 - Authorizing the Transfer of Real Property to Habitat for Humanity of Suffolk, Inc.**
Motion to Approve by P.O. DuWayne Gregory, seconded by Leg. Tom Cilmi - Motion approved 6-0-0.

2015 EPA Brownfields Conference - Chicago, IL

- K. Kelly Morris, Andre Bermudez and Katelyn Meehan attended the 2015 EPA Brownfields Conference; and participated in a panel showcasing Landbanks and their utilization as a mechanism for the redevelopment of Brownfields.
- SCLBC was presented with a NALGEP Brownfield Leadership Award for Innovation and Resiliency in the category of "Local/Regional Brownfield Innovation."

ADJOURNMENT

Peter Scully made a motion to adjourn the meeting at 11:02 a.m.; seconded by Presiding Officer Gregory.

The next meeting of the Landbank Board is scheduled for Wednesday, October 14, 2015 at 10:30 a.m. at the H. Lee Dennison Bldg., Hauppauge - 1st Floor, Media Room # 182.