

Suffolk County Landbank Corporation Special Board Meeting
Suffolk County Department of Economic Development and Planning
H. Lee Dennison Building, 11th Floor
Hauppauge, NY 11788

ZOOM Video Conference

November 23, 2021 at 11:00 a.m.

Verbatim Meeting Minutes

PRESENT:

Board of Directors:

Peter Scully, Deputy County Executive
Natalie Wright, Commissioner, SC Dept. of Economic Development and Planning
Hon. Robert Calarco, Presiding Officer, Suffolk County Legislature
Hon. Thomas Cilmi, Suffolk County Legislator, District #10
Hon. Rich Schaffer, Supervisor, Town of Babylon
Cara Longworth, Empire State Development

Staff Present:

Sarah Lansdale, President, SC Landbank Corp.
Robert Braun, Counsel, Suffolk County Dept. of Law
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Colleen Badolato, SC Dept. of Economic Development and Planning

Members Absent:

Sidney Joyner, Director of Real Estate, SC Dept. of Economic Development and Planning

Natalie Wright: Good Morning Everybody. This is the November 23rd Special Meeting of the Suffolk County Landbank Corporation Board of Directors, and for the record, we do have a quorum present. The Notice of the Meeting followed the Open Meetings Law and due to the ongoing pandemic, the meeting is being held virtually via Zoom. All votes on Board Actions and Resolutions will be done via roll call and we ask the Board Members clearly state their name when making a motion and clearly state their vote when their name is called. Mike, will you conduct a roll call please.

Mikael Kerr: Sure thing. Scully?

Peter Scully: Here

Mikael Kerr: Wright?

Natalie Wright: Here

Mikael Kerr: Calarco?

PO Rob Calarco: Present

Mikael Kerr: Cilmi?

Hon. Thomas Cilmi: Here

Mikael Kerr: Schaffer?

Hon. Rich Schaffer: Here

Mikael Kerr: Longworth?

Cara Longworth: Here

Mikael Kerr: Joyner?

Sidney Joyner: No response.

Mikael Kerr: Six

Natalie Wright: Great. Moving into the Public Portion. The Public Portion will now be open to individuals who submitted a request to speak to landbank@suffolkcountyny.gov. Mikael, do we have any public speakers for this meeting?

Mikael Kerr: We did not receive any public speakers.

Natalie Wright: Okay, great. So, now we will close the Public Portion. Moving into New Business, there is one item on the agenda. It is Resolution 2021-26, ACQUISITION OF COUNTY OWNED PROPERTY BY THE SUFFOLK COUNTY LANDBANK. Mikael or Sarah, do you want to give any background on this one.

Sarah Lansdale: So, Mike, do you want to provide an overview?

Mikael Kerr: Sure. The County Auction is coming up December 1st and there's two properties that the Landbank identified that we would like to purchase from the County. You know, as everyone may not be aware, Article 16, Section 1616 of the Not-for-Profit Law, which governs Landbanks for New York State, gives landbanks the ability to tender a bid at a public auction in the amount of the judgment, and then essentially, the County is basically, not required, but should sell us the property pending legislative approval. So, we wanted to pass a resolution now, so that we have the ability to make that request. And, it's two properties:

The first one is this property up on the screen, 131 E. Booker Ave. in Wyandanch. It's in the 15th Legislative District. Tax Deed was taken in 2017, and the County investment, which the Landbank would be paying to the County is \$76,620.00 ±, plus there may be some additional holding costs in between now and the closing, so we're doing ± just to reflect other potential costs.

The second property is 41 Magnolia St. in Central Islip. This is in the 10th District. This Tax Deed was taken in 2018 and has a County investment of \$100,667.72, and same thing, ± in case there is any additional costs that arise.

Sarah Lansdale: So Mike, we've done this before, correct, where we have purchased homes that were held by the County?

Mikael Kerr: Correct. We've done this a number of times now.

Sarah Lansdale: Okay, great. Then the second question would be, the purposes of this would be for to rehab under our Arbor Program, which is for first-time homebuyers, correct?

Mikael Kerr: Correct, yes, these would be typical Landbank properties where we partner with CDC or Long Island Housing Partnership, do the renovation and then sell them to first-time homebuyers. And, both of these properties are in our target areas, and we've done a number of rehabs in these specific neighborhoods where these properties are located.

Sarah Lansdale: And, the target areas are, just correct me if I'm wrong, those are areas that were

hardest hit by the foreclosure crisis?

Mikael Kerr: Correct, and still see low property values and high foreclosure rates to this day.

Sarah Lansdale: Okay, great. Any questions?

Natalie Wright: Seeing no questions, is there a motion for approval?

Hon. Rich Schaffer: Schaffer will make a motion.

Natalie Wright: Supervisor Schaffer with a motion. Is there a second?

Hon. Thomas Cilmi: Cilmi will second.

Natalie Wright: Legislator Cilmi with a second. Matt, will you do a roll call please, or a vote please.

Matt Kapell: Sure. Scully?

Peter Scully: Yes

Matt Kapell: Calarco?

PO Rob Calarco: Yes

Matt Kapell: Wright?

Natalie Wright: Yes

Matt Kapell: Cilmi?

Hon. Thomas Cilmi: Yes

Matt Kapell: Schaffer?

Hon. Rich Schaffer: Yes

Matt Kapell: Longworth?

Cara Longworth: Yes

Matt Kapell: And, Joyner? Six

Natalie Wright: Great. That closes New Business. There is no Old Business or Correspondence on the agenda. Next Steps, just for everyone's information, the next Landbank Board Meeting will be held on December 8th at 11:30 a.m. Seeing no other business or items for discussion.

Hon. Thomas Cilmi: Natalie, excuse me.

Natalie Wright: Yes.

Hon. Thomas Cilmi: Before you adjourn, I had asked at the last meeting for a status update on the property on, I forget what the street is, but Mike will know.

Mikael Kerr: Caleb's Path.

Hon. Thomas Cilmi: Yeah, yeah, yeah, were you able to get that or do we wait until next meeting for

that?

Mikael Kerr: I was gonna present at the next meeting and give you some pictures, but

Hon. Thomas Cilmi: That's fine.

Mikael Kerr: Okay.

Hon. Thomas Cilmi: That's fine, no need to burden everybody now with it.

Mikael Kerr: I spoke with Lee from Habitat.

Sarah Lansdale: We'll send it out to you and brief the entire Board at the next meeting. How does that sound?

Hon. Thomas Cilmi: Perfect.

Natalie Wright: Wonderful. If there are no other items for discussion, is there a motion to adjourn the meeting?

Hon. Rich Schaffer: Schaffer will make a motion.

Natalie Wright: Supervisor Schaffer with a motion. Is there a second?

PO Rob Calarco: Second

Natalie Wright: Presiding Officer Calarco with a second. Matt, can you do a vote please.

Matt Kapell: Scully?

Peter Scully: Yes

Matt Kapell: Wright?

Natalie Wright: Yes

Matt Kapell: Calarco?

PO Rob Calarco: Yes

Matt Kapell: Cilmi?

Hon. Thomas Cilmi: Yes

Matt Kapell: Schaffer?

Hon. Rich Schaffer: Yes

Matt Kapell: Longworth?

Cara Longworth: Yes

Matt Kapell: Six

Natalie Wright: Great, the motion passes. The meeting is adjourned. We will see everyone again on December 8th, and in the meantime I hope everyone of you and your families have a wonderful

Thanksgiving holiday.

Meeting adjourned at 11:08 a.m.

DRAFT