

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

ZOOM MEETING VIDEO CONFERENCE

May 12, 2021 at 11:30 a.m.

Verbatim Meeting Minutes

PRESENT:

Board of Directors:

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

Staff Present:

Sarah Lansdale, President, SC Landbank Corp.
Dorian Dale, Director of Sustainability, SC Dept. of Economic Development and Planning
Robert Braun, Counsel, Suffolk County Dept. of Law
Janet Greml, Dept. of Health Services
Matthew Kapell, Project Manager, Suffolk County Landbank
Mikael Kerr, Project Coordinator, SC Landbank Corp.
Brian Petersen, PKF O'Connor Davies
Colleen Badolato, Secretarial Assistant, SC Dept. of Economic Development and Planning

Guests Present:

Hugh Cirrito, Regional Spill Engineer, NYS DEC
Chris Englehardt, Hazardous Waste Engineer, NYS DEC
Bob DeCandia, Environmental Engineer, NYS DEC
Jeffrey Dyber, Division of Environmental Remediation, NYS DEC

Natalie Wright: Welcome everyone. This is the May 12, 2021 scheduled 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 as amended by Executive Order 202.1, allowing meetings to take place telephonically or through other similar devices. In this instance, we shall be using Zoom and will be recording the entirety of the meeting. If the meeting does unexpectedly closes for any reason, please just wait one minute and then try to reconnect. All votes on Board actions and resolutions will be done via a roll call and we ask that the Board Members clearly state their name when making a motion, and clearly state their vote, when their name is called. Matt, will you conduct a roll call.

(Roll Call by Matt Kapell)

Peter Scully: Present

Natalie Wright: Present

Leg. Thomas Cilmi: Here

Hon. Rob Calarco: Present

Hon. Rich Schaffer: Here

Cara Longworth: Present

Sidney Joyner: Present

Matt Kapell: Seven

Natalie Wright: Excellent. Thank you so much. Moving into the **Public Portion** of the meeting, so in accordance with Executive Order 202.1, the Public Portion will be limited to individuals who submitted a request to speak to the email address: landbank@suffolkcountyny.gov. Mike, do we have any speakers scheduled?

Mikael Kerr: We do not.

Natalie Wright: Great. Please let the record show that there are no requests to make a public comment. We will now close the Public Portion. Moving in to **New Business:** The first item is Review and Approve the Minutes from the March 2, 2021 Special Board Meeting Minutes. Those were attached as Exhibit "A". Is there a motion to approve the March 2nd Minutes?

Hon. Rich Schaffer: Schaffer will make a motion.

Natalie Wright: Was that Supervisor Schaffer?

Hon. Rich Schaffer: Yes.

Natalie Wright: Yes, Supervisor Schaffer with a motion, and is there a second?

Peter Scully: Second.

Natalie Wright: Deputy County Executive Scully with a second. Matt, will you do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

Natalie Wright: I'm going to abstain. I was not present at the meeting.

P.O. Rob Calarco: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Matt Kapell: Mike, should Joyner also be on here?

Mike Kerr: Sidney was not at that meeting.

Sidney Joyner: I would Abstain.

Matt Kapell: Six, actually Five. My apologies.

Natalie Wright: Five, yes. The motion passes. Next item is to review and approve the Minutes of the March 24, 2021 Board Meeting Minutes. Those were attached as Exhibit "B". Is there a motion to approve the March 24th Minutes?

Hon. Rich Schaffer: Motion.

Natalie Wright: Supervisor Schaffer with a motion, and is there a second?

Hon. Thomas Cilmi: Second.

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

(Roll Call by Matt Kapell)

Peter Scully: Yes

Natalie Wright: I was not present, I'll abstain.

P.O. Rob Calarco: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Abstain.

Matt Kapell: Five

Hon. Thomas Cilmi: If I could. This happened the last time, as well. The "Not Present "column is different than an Abstention, so we have to make sure to add a...

Robert Braun: Put an "A" in the Vote column Matt.

Hon. Thomas Cilmi: Right, right.

Natalie Wright: Great. Thank you for that clarification. So, we've corrected the record, and that motion for the March 24th Meeting did pass. The next item on the Agenda is the **Staff Report** and I'll hand it over to Matt and Mike.

Mikael Kerr: Thanks Natalie. So, the first slide we'll jump to is one that everyone is familiar with. So, to date, we've only had one property pay their back taxes in full from our list. That's 97 Old Quogue Road in Riverside. So, they've paid \$113,000, you know, bringing us to a little over \$7 million that we've recouped in back taxes. Actually, we just did get an updates on the Brownfield Committee.

The Brownfield Committee will be meeting at the end of this week, so we will have a new crop of properties to look over and selecting from them which properties we want to do the Phase I's on and then ultimately, the Phase II's and marketing. Then, we will update the Board at the next Board Meeting which properties those are.

2020/2021 Tax-Delinquent Brownfield Transactions

So, 2021, so far we have not completed any sales. We do have a number pending though:

- **1305 South Strong Ave., Copiague** – That is still in the same place that it has been for a long time, unfortunately.
- **Steck-Philbin and Izzo Tire Site** – The proposer's have submitted comments to the DEC and that is awaiting review and comment from DEC. So, we're waiting to hear back from the proposer's on that.
- **156 Grant Ave., Islip** – We're working out some title issue's on that. It should be closing soon. I had a conversation with the proposer actually, earlier this morning. He spoke with Omni Title, who is a title company that we've used in the past, and is relaying some of that information to his title company, so it's a promising update to that; and Bob and I are working to schedule a meeting with their title company for later this week to discuss the issues. It's really just explaining our process to them and making their underwriters comfortable with the Landbank process and transferring the tax liens and having the Comptroller issue a tax deed. We expect that to close any day now.

Sarah Lansdale: Hey Mike, just one second. I just wanted to go back. I'm sorry to interrupt, Legislator Cilmi.

Leg. Thomas Cilmi: That's okay.

Sarah Lansdale: I know that we have guests from the DEC who are present who could answer questions about status and things like that with Janet. So, I just wanted to, while we're on this slide, regarding the Steck-Philbin site. I just wanted Janet, to give her an opportunity to tee that up.

Peter Scully: Is that, could I just ask for clarification, is the that reason that Hugh and Chris and Rob are with us, for these specific sites?

Janet Gremli: Can I answer that Sarah?

Sarah Lansdale: Yes, please.

Janet Gremli: Part of that, Peter, is to introduce the staff from the DEC, who's working behind the scenes on many of these sites, so we'll have a name, a face, and a voice for some of these questions that have come up on these sites that we're working on. We're just trying to coordinate that effort and include the DEC is some of our meetings going forward.

Peter Scully: Great, and I think that enhances the process; and it's great to see those guys. Good to see you guys!

DEC staff members: Hey Peter, Hey Peter.

Janet Gremli: Sarah, also, for you, what we're going to do is just finish the brownfields portion and then each one will speak specifically on their site, if that's okay with you?

Sarah Lansdale: Thank you Janet.

Janet Gremli: You're welcome.

Mikael Kerr: So, this next slide is the next property that we are looking to do kind of two-pronged approach on. So, these properties are owned by Hickey's Carting and Epaney LLC; and what we propose to do on these sites is: Site #2 up here, we propose to do a Phase II on, and Janet and I are working on the access for that now. We'll do the Phase I and we'll then market the property. These lots below, the DEC already has a remedial action plan outlined for these, so we plan to market these properties through an RFP, which we are finalizing right now. Janet and I are finalizing it with our intern, and we're hoping to release it by the end of next week. You know, this property has liens totaling close to \$2.5 million dollars. They've been tax delinquent for a number of years. It's one of the biggest tax liens still that we have in our inventory. It's kind of right there at the top, so we're looking to tackle this one this year. Janet, do you want to take it away?

Janet Gremli: Sure. So, in mid-April this property that we sold and transferred in December, I worked with the NYS DEC, Nicole Hart was on site with me, and we did the tank remediation investigation and the removal of the tanks was interesting, in particular for the State folks, as you know. These tanks were single-wall fiberglass, which were supposed to be removed, regulatory wise, by the year 2010. There were single-wall steel tanks still in the ground that were put in in 1967, that should have been removed as of 1990. So, this was a big coup for us to actually have these tanks removed from the ground and to be able to move forward on this site that has languished for 30 years or more. And, this site was purchased by Security Dodge, which is across the street and proposes to use it for their car inventory on this site. So, at this point, I'd like to introduce you to Hugh Cirrito, and Hugh is the Regional Spill Engineer for the DEC at Stony Brook, and Hugh, if you could just go forward. We collected soil and groundwater endpoint samples from the tank excavation. Could you tell us what happens if those samples come back clean and satisfactory for the State and if they should come back unsatisfactory for the State. How do we go forward on that site?

Hugh Cirrito: Sure. Well there was an old spill there 9515983. That was closed and it wasn't pristine when it was closed, but it was what the State would call clean enough. So, when those samples come back and we take a look at them, if the results are consistent with the samples from the spill that we closed, then we would close this case, but as with any spill, if the results seem like they are different for some strange reason, we might require additional remediation or groundwater monitoring. It's hard to tell without seeing the sample results in this case. They aren't in yet. Based on my conversation with Nicole, she said it was consistent with old contamination, so we don't really expect to see anything unusual here.

Janet Gremli: Okay, thank you, and Hugh, while you're speaking, could you maybe touch on 156 Grant Ave. in Islip?

Hugh Cirrito: Um, sure. Yeah, that spill also closed on January 29, 2019. Approximately 170 cubic yards of contaminated soil and automotive debris were removed from the site across six excavations. The excavation bottom and side-wall samples are below residential soil clean-up objectives for metals and petroleum compounds. The excavation bottom and side-wall sample results for PCB's were between 1 and 10. So, to note, there still is PCB contaminated soil there. Therefore, if you take any soil out of that site in the future, it should be characterized for disposal. It's fine if it's left onsite. Really, the concern is if the soil is removed from the site. Groundwater was tested onsite and levels of Btx, PCB's and metals were all acceptable. So that site, like I had heard originally, you're already in contract to sell, so it looks like everything is moving along there.

Janet Gremli: Thank you, Hugh. The next person I would like to introduce is Chris Englehardt, who is the Regional Hazardous Waste Remediation Engineer out of Stony Brook, and Chris is just going to give us an update comment on the site that's 1200 Merrick Road, Copiague, which was the former

Prudent Pest Control site.

Peter Scully: Janet, could I just ask, could I just ask a quick question about 344 Merrick Road in Amityville and the photographs that are in front of us? Is that groundwater in the excavation?

Janet Gremli: Yes, that is groundwater. Groundwater was ten feet below grade here. There was some surface contamination that was skimmed off, but in general, actually, the contamination was more prevalent in the soil and we did not disturb the soil bottom significantly, so yes, Peter that is the groundwater present. It's pretty high.

Peter Scully: Thank you.

Janet Gremli: Any other questions for Hugh? So, Chris, would you like to speak to us about 1200 Merrick Road in Copiague?

Chris Engelhardt: Sure. So this site came to my attention last summer when a contractor or a consultant working for the property owner reached out to me and then subsequently, I had conversations with Janet, but basically, they had done some Phase II work out here and they had found some exceedances for the most part, some pesticides in soils and shallow soils. They collected groundwater samples initially, and there were also some exceedances, I believe, of pesticides and metals in groundwater. They collected those samples from temporary wells, so they were a little dubious about them. Subsequently, they went out and installed some real monitoring wells, collected groundwater samples and there were basically, no exceedances in groundwater, if anything, other than I think iron and sodium. So, if there was an issue, it boiled down to soil numbers. I think there were actually two different Phase II's performed. One of them was done in 2016 by P.W. Grosser and another one in 2020 by Impact Environmental. There were some scattered soil samples, well I should also, obviously, maybe it's not obvious, but there were also impacted drainage structures here, which was how the County was involved and overseeing work there. But, as far as the borings that were outside of the drainage structures, there were some exceedances of, for the most part, unrestricted or residential clean-up objectives, State clean-up objectives, Part 375. There were a couple of exceedances of commercial and I think, even one of industrial, but there wasn't, based on what was presented to us, and I spoke to my Bureau Director about this and we went over this. We just didn't feel there was enough evidence of significant widespread contamination to think about listing the site on the State's registry. I proposed the option to the consultant that the client might be interested in entering the Brownfield Clean-up Program, but he wasn't interested. He was, I guess, didn't want to have to go through the steps that he would have to go through or take the time it would take to do that. So, not being in the Brownfield Program and not really rising to the level of a State Superfund Site we decided it was not a site from the State's perspective. So, I suggested to the contractor that it might be in the owner's best interest to chase contamination and at least clean-up to commercial standards. I don't really know what was done after that. I know he came to us and he was looking for a project manager for the site, but the problem is, to give him a project manager, it needs to be a project and since he didn't want to enter the Brownfield Clean-up Program, and it didn't rise to the level of the State's Superfund, it was kind of one of the ones that falls in between. And, as far as I know, and Janet, I'm sure you can speak more to this, there was remedial action done to deal with the drainage structures, and the report was submitted and my understanding was that the work that was done was acceptable from the County's perspective.

Janet Gremli: Yes, we did do the oversight there and they complied with all the requirements that we had for underground injection structures, in addition to a tank removal. So, they satisfied our requirements. The next person is Bob DeCandia, he's....

Hon. Rich Schaffer: Janet, can I just ask a question?

Janet Gremli: Yes, Rich, go ahead.

Hon. Rich Schaffer: What was that address that Chris was just referencing?

Janet Gremli: That was the Prudent Pest Control at 1200 Merrick Road in Copiague.

Hon. Rich Schaffer: Right, and that was one that we already approved, right? There's a

Mikael Kerr: We completed the sale, last, I guess end of second quarter last year.

Hon. Rich Schaffer: Right, that's the one that Rich Groh found with everything left in the building, yup, okay, got it.

Mikael Kerr: So, the proposer is working towards getting everything cleaned up, so.

Hon. Rich Schaffer: Great, and what are they going to do there? Do you know Mike?

Mikael Kerr: Yeah, that is, he's basically, turning it into a showroom for his home renovation business. He does kitchen rehabs and stuff like that, so he's turning it into a showroom.

Hon. Rich Schaffer: Good. I'm sorry to interrupt. I was just refreshing my memory on that. Thank you.

Janet Gremli: Thank you Rich. And, we'll also be working with Rich Groh in the future on the other issues at that site and move forward.

Hon. Rich Schaffer: Great, thank you.

Janet Gremli: Bob DeCandia is Section Chief from the Division of Environmental Remediation in Albany, and Bob is our person to answer the questions regarding Steck-Philbin, the landfill site on Old Northport Road in Kings Park. Bob, can you please take over?

Bob DeCandia: Hello everybody. So, the Steck and Philbin site entered the Brownfield Program. They signed an agreement back in August of last year; and they've since, submitted a Remedial Investigation Work Plan, which is currently under review. That review should be done, hopefully, by this month, and depending on the review, that could go one of two ways. If it's unacceptable, it will go back to Steck and Philbin for revision and then be resubmitted. If it's approvable or when it's approvable, it will be noticed by a fact sheet and a comment period to give the public the opportunity to comment on the work plan. So, hopefully, we'll see that coming up in June.

Janet Gremli: Are there any specific questions on this from the Board? Great, moving forward, the next speaker is Jeff Dyber. He's the Division Chief for the Remedial section of DER in Albany, and Jeff could speak to us regarding the Serv-All Cleaner's Site at 8 Drayton Avenue in Bay Shore. If you'd like to start, Jeff?

Jeff Dyber: Hi, my name is Jeff Dyber and my Section has the Serv-All Laundry site. The site was a commercial cleaner in the 1970's and 80's and they disposed of tetrachlorethylene also called Perc into cesspools on the site that went in to the groundwater. The remedy, which is soil vapor extraction and groundwater pump and treat was implemented, and right now we're in the operation and maintenance phase of the remedy. The site was abandoned for some time, and I believe there was some gang activity in the site building for some time, but it was purchased, I think, under your Landbank Program, and now the DEC has a Consent Order with the new owner and as part of the

consent order, they're going to give us an environmental easement, which limits the property to commercial use, prohibits drinking water wells on the site, includes an extra excavation work plan so they have proper procedures if they excavate and find contaminant material, and pledges not to interfere with the selected remedy. We did some soil vapor intrusion sampling in the onsite building and we received the results, which the Health Department is looking at right now, although the Health Department will give us their final ruling on it. It's likely that there will have to be a soil vapor mitigation system installed onto the property. So I think that's all I have.

Janet Gremli: And Jeff, when you reference the Health Department, that's New York State Department of Health that will give them that information regarding the soil vapor intrusion issue, correct?

Jeff Dyber: Yes, that's correct. We partner with them and when we handle the engineering and environmental issues and they handle the health issues on our sites, as well as the Suffolk County Department of Health Services.

Janet Gremli: Jeff, would you like to speak about Liberty Plating at 550 Suffolk Avenue in Brentwood?

Jeff Dyber: Yeah, Liberty Industrial Finishing was a plating company and I had the site at the beginning of my career back in the late 90's. They left it a mess. There were all sorts of drums and chemicals left in the building; and the United States Environmental Protection Agency did an emergency removal back then and they removed all of the chemical drums and all of the chemicals from the site. We selected a remedy back then that included some excavation of contaminated soil and capping of an area in back of the building (inaudible) of the site. In the 2000's, I gained it back with this new job when a few years ago. The building on the property was demolished, which was a good thing, because they had homeless people in the building. They were starting barrel fires to keep warm, and they might have partially burned down the building themselves. So, right now, there's just the foundation left and the new property owner has a Consent Order with the DEC and they're going to remove the slab and the foundation and then under the foundation they're going to remove all soil that exceeds our commercial use, soil clean-up objectives, and then they'll go backfill that with clean soil and put up, I believe, a Taco Bell on the property, and they'll continue to protect the (inaudible) breached the capped area on the site, and again, they won't be able to put in drinking water wells, and this is an issue really on Long Island because everyone's on top of water. So, that's all I have on Liberty.

Janet Gremli: Thank you, Jeff. Were there any questions from the Board regarding Liberty or the Drayton Avenue site? Okay, is that it? Then thank you very much the DEC for being present and always to have a partnership with the Landbank. We appreciate your assistance wholeheartedly. So, thank you.

DEC staff: Thank you. Thanks you for the opportunity.

Janet Gremli: You're welcome. We'll see you again.

Mikael Kerr: Matt, I'll kick it over to you for a quick Zombie update.

Matt Kapell: There's not a whole lot to report. You know, we haven't had many acquisitions because of the moratorium on evictions. So there haven't been a lot of opportunities through NCST, although we did get permission from the Legislature last night to acquire two more of the Department of Social Services properties, which is a resolution that you guys will be voting on shortly. Really, the only update that we have is actually 5 Rutland is almost complete. We're just waiting for the final installation of the advanced septic system. On another note, I was with Legislator Cilmi yesterday at

a property that we donated to Habitat for Humanity in his District, at the wall-raising event. I did take some pictures, but unfortunately, we didn't get them in the presentation. That's it.

Mikael Kerr: That's it for the Staff Report, unless anyone has any questions for us.

Natalie Wright: Great. Thank you Matt and thank you Mikael and Janet. Next item on the Agenda are Suffolk County Landbank Corporation Board Actions. So the first item here is: **Resolution 2021-10: AMENDING THE SUFFOLK COUNTY LANDBANK BY-LAWS TO CREATE THE POSITION OF EX-OFFICIO DIRECTOR.** Any of the Landbank staff, do you want to give any background on this one?

Sarah Lansdale: Sure, I can. This creates a new Board Member term or Board Member position of Ex-Officio. It's a two-year term, and beginning January 1, 2022, our recommendation is Legislator Cilmi, who will no longer be serving as a member of the County Legislature.

Hon. Rich Schaffer: I'll make a motion.

Robert Braun: Let me also, I'm sorry, go ahead Supervisor. I apologize.

Hon. Rich Schaffer: No, I was going to save you whatever you were going to say, and say, "I'll make a motion to approve."

Robert Braun: Just wanted to say that the Governance Committee recommended approval of this resolution at the Governance Meeting a half hour ago.

Hon. Rich Schaffer: Yeah, no, Tom's done a great job, so I'll make a motion to approve.

Natalie Wright: Excellent, yes. Thank you for that clarification, Bob. And, so, we have Supervisor Schaffer with a motion. Is there a second?

Cara Longworth: I'll second it.

Natalie Wright: Cara will second, and Matt, can we do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully:

Hon. Thomas Cilmi: Before you do a roll call, Matt, I just want to put on the record, Bob, if you could just reiterate what we discussed in the Governance Committee with respect to your advice in terms of my ability to vote on this resolution.

Robert Braun: Yeah, there's no reason why you can't vote on this, in the same way that you would vote on a similar, for your example, your own appointment to the Landbank Board by the County Legislature. It's not a conflict of interest and there's nothing wrong with supporting yourself, so you're free to vote.

Hon. Thomas Cilmi: Great, thank you. And let me just also say this to the Board. I'm very appreciative of your support for this resolution, and in particular since it specifically identifies me. The work that we've done on the Landbank has been just nothing short of wonderful to see the smiles on the faces of the family that was at the house on, was it Caleb's Path yesterday Matt?

Matt Kapell: 227 Caleb's Path.

Hon Thomas Cilmi: Right, just was a beautiful thing and I look forward to continuing the work that we're doing even after I can no longer vote on the Legislature itself. So, thank you.

Natalie Wright: Thank you Legislator, and if I can speak for the Board, we certainly appreciate your commitment to these efforts and all that the Landbank staff and everyone has done to transform quite a bit of property in many, many, beneficial ways. So, that being said, just to recap, we have a motion by Supervisor Schaffer. We had a second by Cara Longworth. And, Matt, will you do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven.

Natalie Wright: Great, so the motion passes. The next item is **Resolution 2021-11: DESIGNATION OF AN ADDITIONAL OFFICER AS AUTHORIZED BANK SIGNATORY.**

Hon. Rich Schaffer: I'll make a motion.

Natalie Wright: Sarah or Mikael, do you want to explain it at all?

Sarah Lansdale: Sure, I can explain. This allows for our Treasurer, who is Real Estate Director, Sidney Joyner, to be a signer on the Landbank's accounts, bank accounts.

Hon. Rich Schaffer: Schaffer will make a motion to approve.

Peter Scully: Scully, second.

Natalie Wright: Great, Supervisor Schaffer with a motion, Deputy County Executive Scully with a second. Matt, will you do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven

Natalie Wright: Excellent, so Resolution 2021-11 passes. The next item is **Resolution 2021-12: AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SERVICE AGREEMENT WITH PKF O'CONNOR DAVIES**, and do you just want to give background on this as well?

Sarah Lansdale: Sure, so this allows us, we already have a contract or approval from the Landbank Board to work with AVZ Accounting. The Board previously approved that. AVZ has changed its name to PKF O'Connor Davies. The contract terms, the amount and the staff are the same. It's merely a name change, so we're asking for Board authorization.

Natalie Wright: Is there a motion to approve?

Hon. Rich Schaffer: Schaffer will make a motion

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

Hon. Thomas Cilmi: Cilmi seconds.

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

(Roll Call by Matt Kapell)

Peter Scully: No response.

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Scully? No response. Six.

Natalie Wright: Excellent, Motion passes. Next item is **Resolution 2021-13: AUTHORIZING THE DONATION OF 256 COMMACK RD. MASTIC, NY TO HABITAT FOR HUMANITY.**

Hon. Rich Schaffer: Schaffer will make a motion to approve.

Peter Scully: Scully second.

Natalie Wright: Supervisor Schaffer with a motion. Deputy County Executive Scully with a second. Matt, will you do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven

Natalie Wright: Excellent, the motion passes. **Resolution 2021-14: AUTHORIZING THE ACQUISITION OF TWO RESIDENTIAL HOMES FROM THE SUFFOLK COUNTY DEPARTMENT OF SOCIAL SERVICES.** Landbank staff, do you guys want to give any background on this one at all for the Board?

Matt Kapell: Sure. The Board had previously approved accepting a house from the Department of Social Services. They have two more houses in their inventory that they are looking to rid themselves of. They're in disrepair and need of a significant amount of investment, so we are going to take these and treat them as zombies. We'll rehab them and sell them as first-time affordable housing to income-qualified buyers.

Sarah Lansdale: And they'll go back on the tax rolls.

Natalie Wright: Great, thank you. Is there a motion to approve?

Hon. Rich Schaffer: Schaffer will make a motion.

Hon. Thomas Cilmi: Cilmi seconds.

Natalie Wright: Who was the second? I apologize.

Hon. Thomas Cilmi: Cilmi

Natalie Wright: Great, Supervisor Schaffer with a motion. Legislator Cilmi with a second. Matt, will you do a roll call, please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven

Natalie Wright: Excellent. Resolution 2021-14 is approved. **Resolution 2021-15: AMENDING RESOLUTION 2021-04 AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A SHORT-TERM LEASE AGREEMENT FOR THE PROPERTY AT 55 EAST LOCUST STREET, CENTRAL ISLIP, NY 11722.** Do you want to give a little bit of background on this one for us?

Sarah Lansdale: Sure. So this extends the negotiation period another 60 days to transfer the property at 55 East Locust to Long Island Housing Partnership for their Community Land Trust.

Hon. Rich Schaffer: Schaffer will make a motion to approve.

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

Legislator Cilmi and Sidney Joyner seconded at the same time.

Natalie Wright: I didn't catch who was first there?

Matt Kapell: I believe Cilmi was the first to second the motion.

Natalie Wright: All right, Legislator Cilmi with a second and Matt, can we do a roll call please.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven

Natalie Wright: Excellent, Resolution 2021-15 is approved. Moving in to Old Business and Correspondence, there is a proposal to enter into Executive Session to discuss ongoing legal proceedings as it relates to 50 Commonwealth. Is there a motion to enter into Executive Session?

Peter Scully: So moved.

Natalie Wright: Scully with a motion to Enter, and is there a second?

Sidney Joyner: I will second it.

Natalie Wright: Sidney Joyner with a second, and Matt, will you do a roll call.

(Roll Call by Matt Kapell)

Peter Scully: Yes

P.O. Rob Calarco: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: Yes

Sidney Joyner: Yes

Matt Kapell: Seven

Natalie Wright: Excellent. So the motion is approved. So now, at this point in time, Bob, are there certain individuals that

Robert Braun: Yeah, I don't know who the, there are two individuals showing in the roster on the screen, one is called Suffolk County. I don't know what that is and then, there is a telephone number ending in 9867. If both of those could be identified. Everybody else is appropriate to be here, either a Board Member or part of the Landbank staff.

Sarah Lansdale: Bob, don't we also pause the recording?

Robert Braun: Yes, but I first want to make sure that we get the people who don't belong here, out.

Colleen Badolato: The 9867 is me, Bob, Colleen.

Robert Braun: Okay, so Colleen is permitted to stay.

Mikael Kerr: And "Suffolk" County is our Landbank computer hosting the meeting.

Robert Braun: Okay, so in that event, we should, only permitted people are here and we should then pause the recording for the Executive Session.

Sarah Lansdale: Bob, what about Brian Petersen, who's here? He's our accountant.

Robert Braun: Yes, Brian, I believe, pardon me.

Brian Petersen: Since I'm a contractor.

Robert Braun: Yes, I believe Brian is permitted to stay.

Mikael Kerr: Okay, I am going to go ahead and pause the meeting now. (2:26 p.m)

Mikael Kerr: Okay, recording has been restored. (2:35 p.m.)

Natalie Wright: Great. So, moving on out of the finish of our Executive Session, the **Next Steps** on the Agenda item, the next Landbank Board Meeting will be held on June 12, 2021 at 11:30 a.m. That is our final item on the Agenda.

Hon. Thomas Cilmi: Natalie?

Natalie Wright: Yes?

Hon. Thomas Cilmi: Before we close, just a question to staff. Have we moved the dial at all on those conversations that we were having or that we were trying to set up between the Village of Lindenhurst and the purchaser on that other piece of property and that whole issue that we...

Mikael Kerr: I've connected the two parties, I guess about two to two and a half weeks ago. We haven't heard from either one since, so my hope is that they are working it out. I can follow-up with them to see where they're at. There is another update on that site, unfortunately. The former owner now has also hired Counsel and is taking issue with the sale, even though they were properly noticed for the last 20 years. So, that's just another wrinkle in that particular deal that took place.

Hon. Rich Schaffer: What's the location of that Mike?

Mikael Kerr: That is 620 and 628 Shore Road in Lindenhurst.

Hon. Rich Schaffer: Oh, yup. Who's the alleged owner?

Mikael Kerr: The former owner is Francis and Mary Smith.

Hon. Rich Schaffer: Okay.

Mikael Kerr: They've now hired Counsel. They've contacted us a few times about the sale, but um.

Hon. Rich Schaffer: Do you know who the Counsel is?

Mikael Kerr: I can send you that information. I forget. I do have his information though.

Hon. Rich Schaffer: Yup, just to see if it's real or B.S.

Mikael Kerr: Yeah, they were properly noticed by the Comptroller's Office. Janet and I were onsite doing the Phase II and explained to them what was happening two years ago. We noticed them of the sale when it took place last year so.

Hon. Rich Schaffer: Yup, good.

Natalie Wright: Great, thank you, and, just one other point of clarification. I see on the screen, the upcoming meeting says June 23rd, but the Agenda had June 12th. Can we just confirm which is the...

Mikael Kerr: That's my fault. It's the 23rd.

Natalie Wright: Okay, then next Landbank Board Meeting will be on June 23, 2021 at 11:30 a.m. Thank you. If there's no other items of discussion, is there a motion to adjourn the meeting?

Hon. Rich Schaffer: Motion

Natalie Wright: Supervisor Schaffer with a motion, and is there a second?

Hon. Thomas Cilmi: Cilmi seconds.

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

(Roll Call by Matt Kapell)

Peter Scully: Yes

Natalie Wright: Yes

Hon. Thomas Cilmi: Yes

P.O. Rob Calarco: Yes

Hon. Rich Schaffer: Yes

Cara Longworth: No response.

Sidney Joyner: Yes

Matt Kapell: Six

Natalie Wright: Excellent, motion carries. Thank you everyone for your time today for today's Landbank Meeting and we'll be in touch very soon with all of you. Thank you very much. Have a great day.

Meeting adjourned at approximately 2:39 P.M.

