



NASSAU COUNTY

LAND BANK CORPORATION

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BRITTNEY C. RUSSELL
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

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Chair

MEREDITH A. HUGHES
Vice Chair

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EDWARD H. WARD

NASSAU COUNTY LAND BANK CORPORATION

MINUTES, MAY 10th, 2018 BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in 1st Floor Conference Room at One West Street, Mineola, New York beginning on or about 3:30pm

The Attendees were:

Board Members:

Siela Bynoe- Chair
Meredith A. Hughes- Vice Chair
Kennetha Pettus- Treasurer
Frank Moroney

Executive Director:

Brittany C. Russell

County Attendees:

Andrew Kahl- County Attorney's Office
Ted Hommel- Counsel to the Board, County Attorney's Office
Craig Pavel- County Attorney's Office
Kevin Crean- Director of Nassau County Housing
Garry Pappas- Nassau County Housing

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- Call to Order at or about 3:38pm
 - The meeting was convened with the attendance of the following Directors

- Siela Bynoe

- Meredith Hughes
- Kennetha Pettus
- Frank Moroney

- Motion to adopt the minutes from April 9th 2018
 - Moved by Director Moroney, seconded by Director Hughes
 - Minutes adopted by unanimous vote

- Executive Director Report
 - Spoke with Enterprise for the first time
 - Will do ride along soon
 - Phone meeting with Albany Land Bank upcoming
 - Spoke with Syracuse Land Bank, Uniondale Land Trust, Nassau CDA
 - Will meet with Town of Hempstead for future sites
 - Meeting upcoming with New York State
 - Will try to get access to Department of State for list of bank owned properties (1200+ homes)→ mortgage foreclosure
 - This list is different from realty trac (which is \$30/month)
 - Includes contact info
 - Plan on looking at Fannie Mae properties
 - Community Restoration Corp (who donated the Elmont Property) has another property
 - 7 East Dewey Street, East Rockaway, NY
 - Lots of inventory from the ToH/ToNH
 - Working on getting a working list of County Owned properties
 - Other Counties give properties to Land Trusts before tax lien sale
 - RFQ/RFP for surveyors, maintenance, title searches, etc.
 - Discussion was held regarding setting up an auto withdrawal payment method regarding the monthly Realty Trac fee
 - Will look into setting up an account with debit card access with a small amount of money in it for recurring fees and cost of doing business expenditures
 - These fees and costs have already been accounted for in the budget

- Land Bank Business
 - Vice Chair Meredith Hughes mentioned a zombie house in Westbury
 - 73 South Fulton Street
 - Mutual Benefit Agreement
 - Will hopefully be done by May 23rd
 - A Clerk File number has already been assigned
 - Copies of the Mutual Benefit Agreement have already been circulated to the Board
 - RFQ/RFP's
 - Drafting sample RFQ/RFP's using other land banks for reference
 - Plan on sitting down with Kevin Walsh of Nassau County Real Estate for review of County contracts (appraisal services)
 - Can piggyback off County Contracts
 - Did title search in-house of 3 properties
 - 1 property already bought
 - Another adversely possessing a small County owned land (side lot)

- Public Comment

- Rebecca Sinclair and Rachelle of the Town of Hempstead
 - Discussed how a joint-partnership is not only beneficial but needed
 - Hopes to visualize the zombie problem to see clusters of vacancies
 - Will share sample RFP's
- Director Crean
 - ToB/ToNH active in acquiring blighted homes
 - Acquisition/demo/maintenance
 - Currently focusing on hard hit areas or wealthier areas (to add affordable housing)
 - Can the Land Bank looking into commercial or anything other than residential?
 - Yes, the Brownfield program is one example of this (Suffolk has been very successful in this)
 - Housing could help with this

At which point Chair Siela Bynoe made a motion at 4:27pm to adjourn the meeting, seconded by Board Member Frank Moroney

MEETING ADJOURNED to Thursday, June 14th, 2018 @ 3:30pm at the First Floor Conference Room at One West Street, Mineola, NY 11501