



# NASSAU COUNTY

## LAND BANK CORPORATION

ONE WEST STREET  
MINEOLA, NEW YORK 11501  
TEL: 516-572-1398  
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BRITTNEY C. RUSSELL  
EXECUTIVE DIRECTOR

### BOARD OF DIRECTORS

SIELA A. BYNOE  
Chair

MEREDITH A. HUGHES  
Vice Chair

KENNETHA PETTUS  
Treasurer

FRANCIS X. MORONEY

ERROL E. WILLIAMS

CLARA GILLENS  
EROMOSELE

EDWARD H. WARD

## NASSAU COUNTY LAND BANK CORPORATION

MINUTES, JUNE 14<sup>th</sup>, 2018 BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in 1<sup>st</sup> 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  
Errol Williams

### **Executive Director:**

Brittney C. Russell

### **County Attendees:**

Andrew Kahl- County Attorney's Office  
Ted Hommel- Counsel to the Board, County Attorney's Office  
Evelyn Tsimis- Deputy County Executive for Economic Development  
Kevin Crean- Director of Nassau County Housing

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- Call to Order at or about 3:47pm

- The meeting was convened with the attendance of the following Directors
  - Siela Bynoe
  - Meredith Hughes
  - Kennetha Pettus
  - Frank Moroney
  - Errol Williams
  
- Motion to adopt the minutes from April 12<sup>th</sup> 2018
  - Moved by Director Moroney, seconded by Director Williams
  - Minutes adopted by unanimous vote
- Motion to adopt the minutes from May 10<sup>th</sup> 2018
  - Moved by Director Moroney, seconded by Director Hughes
  - Minutes adopted by unanimous vote
  
- Executive Director Report
  - Had discussion with the New York State Land Bank Association, Village of Hempstead Town Board, ToNH and ToH CDA
  - Had a ride along with Enterprise and the Attorney General's Office
  - Meetings with DCA Kevin Walsh, Suffolk County Land Bank, ToH Executive Staff, Nassau County Executive Staff
  - Meeting with New York State Land Bank Association
    - Access to a shared google drive, as well as an rfp template
  - Meeting with Village of Hempstead Town Board Meeting
    - Very interested in working with us in some capacity
  - Meeting with Village of Hempstead CDA Meeting
    - Provided list of blighted and dilapidated properties
  - Meeting with Village of Hempstead Housing Authority
    - Met with Rosemarie Olsen
    - Wants to do 5 or 6 houses/properties
    - Provided a list of proposed properties
  - Meeting with Village of Freeport
    - Also provided a list of blighted properties
  - Meeting with Enterprise/AG's Office
    - We conveyed the various properties we are interested in
    - Next round of grant applications will be in July
    - Need an action plan in place ASAP
    - Grants to be distributed by Jan 1<sup>st</sup> 2019
  - Meeting with County Attorney's Office
    - Plan on "piggybacking" off the contracts the County procured
    - Need a title search service (CA office can only do so much)
  - Meeting with Long Island Housing Project/Suffolk County Land Bank
    - Suffolk ready to help in any way
    - Steered us towards Nassau County (Nassau Community Stabilization Trust)
  - Meeting with ToH Executive Staff
    - Hired Smith & Degroat to figure out inventory of properties
  - Meeting with County Executive Staff

- Discussed the LB's meeting with the treasurer
  
- Figuring out a way for the County to partner with the Land Bank
- Not limited to single family but also commercial, mixed use, mixed income
- County owns various residential properties that will be on their upcoming County-owned list
  
- Land Bank Business
  - Discussion on a commercial property in Lynbrook
    - Tax Distressed
    - Will begin foreclosure process
    - Chair Bynoe brought up that the LB would need to decide if we wanted to do rentals (as part of our mission)
    - Different avenues to do this (hire property managers, land lease, etc.)
    - Consensus that the LB wants to move forward with this
    - Will need to do a phase 1 at this location
  - Discussion on East Rockway property
    - Court date just passed; awaiting the disposition
  - Discussion on Elmont property
    - Contractor wants letters from all the utility companies saying they turned off the properties utilities
      - Water Authority wants a \$2,000 fee to abandon the water line
        - Can avoid that if we keep the foundation
        - Would need to have an engineer look at the foundation and then build with the existing foundation
    - Resolution to pay \$2,000 fee (from the CRC grant) to the Water Authority, moved by Board Member Williams, Seconded by Board Member Moroney
      - Resolution passes by unanimous vote
    - Motion to award the demolition of the Elmont property to the previously procured demolition company (lowest bidder)
      - Motion passes by unanimous vote
      - When the demolition takes place, the Board would like to attend
    - Motion to draft an RFP for architect services while continuing to engage with DPW, moved by Board Member Williams, seconded by Board Member
      - Motion passes by unanimous vote
  - SONYMA (State of New York Mortgage Agency)
    - Product that may help the Land Bank
  - County Contracts
    - As discussed, will “piggyback” off the County (per our procurement policy)
  - Mutual Benefit Agreement
    - Passed Rules Committee, now on for Full Leg (next Monday)
  - Reimbursement for Mileage
    - Resolution to adopt the County's Mileage Reimbursement Policy
      - Motion passed by unanimous vote
  
- Public Comment
  - N/A

At which point Chair Siela Bynoe made a motion at 4:36pm to adjourn the meeting, seconded by Board Member

**MEETING ADJOURNED** to Thursday, July 19<sup>th</sup>, 2018 @ 3:30pm at the First Floor Conference Room at One West Street, Mineola, NY 11501