



NASSAU COUNTY

LAND BANK CORPORATION

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BRITTNEY C. RUSSELL, ESQ.
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

SIELA A. BYNOE

MEREDITH A. HUGHES

KENNETHA PETTUS

FRANCIS X. MORONEY

ERROL E. WILLIAMS

EVLYN TSIMIS

NASSAU COUNTY LAND BANK CORPORATION

MINUTES: **November 14, 2019** BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in the 1st Floor Conference Room on West Street, Mineola, New York scheduled for 3:00PM.

The Attendees were:

Board Members

1. Siela Bynoe
2. Meredith Hughes
3. Errol E. Williams
4. Kennetha Pettus
5. Evlyn Tsimis

Executive Director

1. Brittney C. Russell

CALL TO ORDER AT OR ABOUT 3:21

- The meeting was convened with the attendance of the following Board members:
 - Meredith Hughes
 - Evlyn Tsimis
 - Francis X. Moroney
 - Errol E. Williams
 - Kennetha Pettus

Review of October 3, 2019 Minutes

- Motion to adopt minutes made and moved by Francis Moroney and seconded by Kennetha Pettus. UNANIMOUS. Siela Bynoe Abstained.

Executive Director's Report

Enterprise:

Enterprise approved the Round 4 budget and will begin to disburse a portion of \$250,000 in December.

44 Elm

- Excavation is complete.
- The foundation has been poured.
- Waterproofing installed.
- Backfill expected to be completed soon.
- Rough framing and roof trusses are installed.
- The pouring of the pier footings for the front porch.
- Fusion is issuing a design for switching from an oil-fired heating system to a heat pump system.
- The next construction meeting is scheduled for 11.15.19.

60 Stewart

- Application for a two-family dwelling has been made and a zoning denial letter received. Fusion will be applying for a variance early next week for use and set back.

40 Cruickshank

- Application has been made. ED Russell and Ray Snyder of Fusion attended the Planning pre submission hearing on 11/8/19. ED Russell and Ray Snyder will attend a planning hearing on 11/25.

143 Harvard

- No sale scheduled.

Woodbury Blvd, Woodbury

- Direct Sale letter drafted. Waiting for Kevin Walsh's approval of Ted's Changes. Submitted for March 9th Leg.

Westbury Blvd, Uniondale

- The property needs approval from DPW, Planning etc before the property can be transferred.

MOTION TO GO INTO EXECUTIVE SESSION, made by Siela, moved by Errol and seconded by Evlyn. UNANIMOUS.

Executive Session began at 3:40PM

MOTION TO LEAVE EXECUTIVE SESSION, made by Siela, moved by Francis and seconded by Errol. UNANIMOUS.

Executive Session ended at 3:54PM.

Gold Hammer:

- Motion to sell Land Bank properties located at 7 East Dewey Street and Jefferson Avenue, Malvern made and moved by Meredith Hughes and seconded by Kennetha Pettus. UNANIMOUS.

ULT

478 Uniondale Ave

- Still waiting for the Town of Hempstead to remove the violation and lis pendens for the Uniondale property

New Millennium

- Motion to sale to omit the Malvern property from the contract of sale and convey the remaining West Orchard Street and Henry Street Roosevelt made and moved by Frank Moroney and seconded by Errol Williams. UNANIMOUS.

Chase: 225K

Citi: 210K

HOME: February 19, 2020 meeting to put the other homes in contract.

MEETING ADJOURNED to **November 14, 2019** at 3:59PM at the First Floor Conference Room at One West Street, Mineola, New York 11501.