



NASSAU COUNTY

LAND BANK CORPORATION

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BOARD OF DIRECTORS

SIELA A. BYNOE

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KENNETHA PETTUS

FRANCIS X. MORONEY

ERROL E. WILLIAMS

EVLYN TSIMIS

NASSAU COUNTY LAND BANK CORPORATION

MINUTES: **March 12, 2020** 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. Errol E. Williams
3. Kennetha Pettus
4. Evlyn Tsimis

Executive Director

1. Brittney C. Russell

Attendees

1. Ted Hommel, Esq. – Counsel to the Board, Nassau County Attorney’s Office
2. Ashleigh Rousseau – Intern, Nassau County Land Bank Corp.
3. Kevin Walsh, Esq – Nassau County Attorney’s Office

CALL TO ORDER AT OR ABOUT 3:3:19

- The meeting was convened with the attendance of the following Board members:
 - Siela Bynoe
 - Evlyn Tsimis
 - Errol E. Williams
 - Kennetha Pettus

Review of February 13,2020 Minutes

- Motion to adopt minutes made and moved by Kennetha Pettus and seconded by Evelyn Tsimis. UNANIMOUS.

Executive Director's Report

44 Elm

Original Contract Amount: \$345,600.00

Contract Time: 150 Calendar Days

Estimated Percent Completion: 75%

- GC stated the following levels of completion:
 - Sheetrock @ 90%
 - Tape and spackle @ 90%
 - HVAC roughing @ 0% complete.
 - GC stated that the water service is 100% complete.
 - Sidewalks and curb cut installed.
 - Window trim installed.
 - Utility mark out was completed. GC stated that the sewer connection is scheduled for tomorrow.
 - Architect to prepare a landscape plan.
 - Work scheduled in the next two (2) weeks: sewer connection; complete tape and spackle; sheetrock; deck steps and lattice; prepare for driveway installation; complete exterior work; gutter and leaders.
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- Next Construction Meeting March 23, 2020 at 2PM.
 - Lottery in the process of scheduling.
 - Appraisal in process.
 - Title Search in process.
 - Down payment assist will be provided by Office of Community Development
 - Due to various delays: expected completion date April 21.
 - Ribbon Cutting: Early May – all CO's should be issued within a week or two of construction completion.

60 Stewart

- Application for a two-family dwelling. BZA hearing scheduled for April 2, 2020.

40 Cruickshank

- RFP for a General Contractor has been issued.

147 Harvard

- RFP for a General Contractor has been issued.

Gold Hammer:

7 East Dewey

- RFP for a Demolition Contractor has been issued.

Malvern

- Contact under review. The Board unanimously agreed to provide Gold Hammer with 10 business days to sign the contract of sale.

ULT

478 Uniondale Ave

- The sale of 478 Uniondale Avenue, Uniondale to the Uniondale Land Trust closed on 3/5/20.

New Millennium

- Closed on the Henry Street, Roosevelt property. Awaiting tax negotiations between the County and the Village of Hempstead to dispose of the West Orchard Street Property. The Board unanimously agreed to allow New Millennium to negotiate the tax lien issue directly with the Village.

143 Harvard

- No sale scheduled.

Woodbury Blvd, Woodbury

- The Woodbury Rd, Woodbury sale which was scheduled to appear on the leg committee agenda this afternoon will be rescheduled for later this month or early April. While reviewing the SEQRA documents Kevin Walsh, Esq became concerned and recommended we go back to the planning commission this Wednesday for a new determination to avoid any future SEQRA challenge. Please let me know if you have any questions.

Westbury Blvd, Uniondale

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

Audit/Accounting

- Motion to engage Marks Paneth LLP to perform audit services for the NCLBC made and moved by Errol Williams and seconded by Siela Bynoe. UNANIMOUS.
- Motion to engage AVZ to perform accounting services made and moved by Errol Williams and seconded by Kennetha Pettus. UNANIMOUS.

MOTION TO GO INTO EXECUTIVE SESSION, made by Siela Bynoe, moved by Siela Bynoe and seconded by Evelyn Tsimis. UNANIMOUS.

Executive Session began at 3:38PM

MOTION TO LEAVE EXECUTIVE SESSION, made and moved by Siela Bynoe and seconded by Meredith. UNANIMOUS.

Executive Session ended at 4:38 P.M.

Executive Director Job Posting:

- The Board unanimously agreed that a job description will be drafted by ED Russell and approved by Errol Williams and Siela Bynoe on or before March 16, 2020. Upon approval ED Russell will post the listing on the NCLBC website and Errol Williams will post the listing on other sites.

MEETING ADJOURNED to **April 30, 2020** at 10:00A.M. at the First Floor Conference Room at One West Street, Mineola, New York 11501.