



# NASSAU COUNTY

LAND BANK CORPORATION  
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40 MAIN STREET, SUITE C  
HEMPSTEAD, NEW YORK 11550  
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## BOARD OF DIRECTORS

SIELA A. BYNOE  
MEREDITH A. HUGHES  
KENNETHA PETTUS  
FRANCIS X. MORONEY  
ERROL E. WILLIAMS  
EVLYN TSIMIS

BRITTNEY C. RUSSELL, ESQ.  
EXECUTIVE DIRECTOR

## NASSAU COUNTY LAND BANK CORPORATION

### MINUTES: April 30, 2020 BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in the via Zoom scheduled for 10:00 A.M.

The Attendees were:

#### Board Members

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

#### 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.

#### CALL TO ORDER AT OR ABOUT 10:37 AM

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

Review of February 13,2020 Minutes

- Motion to adopt minutes made and moved by Kennetha Pettus and seconded by Evlyn 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 @ 100%
  - Tape and spackle @ 100%
  - 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.
  - Bathroom fixtures installed.
  - Kitchen cabinets installed.
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**60 Stewart**

- Application for a two-family dwelling. BZA hearing scheduled for May 7, 2020. We have not received the mailing list.

**40 Cruickshank /147 Harvard**

- The low bidder is Performance Contracting.
- **Motion to accept Performance Contracting as the low bidder and to authorize ED Brittney Russell to execute a contract for the construction projects at 40 Cruickshank /147 Harvard made and moved by Siela Bynoe and seconded by Kennetha Pettus. UNANIMOUS.**

**Gold Hammer:**

### **7 East Dewey**

- No responses.

### **Malvern**

- Contact signed and deposit check mailed to County Attorney's Office.

### **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. NM informed they can proceed with the negotiations on their own behalf.

### **Audit**

- I continue to work with AVZ and Marks Paneth on a daily basis to finalize the audit.

### **HOME**

- The applications for 40 Cruickshank and 147 Harvard are pending with the OCD. I have been informed that a decision will be made on 4/30/20.

### **Enterprise:**

- I continue to have weekly contact with Enterprise. Q1 2020 financial documents have been submitted and approved.
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### **143 Harvard**

- No sale scheduled.

### **Woodbury Blvd, Woodbury**

- The Woodbury Rd, Woodbury property passed NC Planning with a new SEQRA determination.

### **Westbury Blvd, Uniondale**

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

### **Adjournment:**

**MEETING ADJOURNED** at 10:43