



NASSAU COUNTY

LAND BANK CORPORATION

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Jonathan C. Gaffney
Executive Director

NASSAU COUNTY LAND BANK CORPORATION

October 14, 2021 BOARD MEETING MINUTES

Board Attendance:
Meredith A. Hughes
Kennetha Pettus
Francis Moroney
Errol E. Williams
Evlyn Tsimis

Attendees:
Ted Hommel
Jonathan Gaffney Executive Director

Meredith Hughes opens the meeting 3:05pm:

1. Discussion on Lifting the affordable housing restrictions on the RFP for 7 Dewy East St. East Rockaway. (General Questions: Does this fit into the Land Bank Mission)

NCLB's Executive Director asked the Board if they would consider moving the affordable housing deed restrictions to 7 Dewey East property. Reasons given are the 90-day notice to demolish the property and additional restrictions, issues with neighbors complaining about a zombie home, and the cost it would take to lift or demolish the structure due to hurricane Sandy. Legal Counsel Ted Hommel also addressed the concerns about the Land Bank's Mission, and if this decision would have any conflicts if the restrictions were lifted. NCLB Legal Counsel explained the first WHEREAS clause and Section 2 of Ordinance No. 87-2015 of the Nassau County Legislature creating the Nassau County Land Bank Corporation. In addition, Section II of the NCLB's Real Property Disposition Policy & Guidelines states in part, "Properties shall be disposed of in a manner that supports the mission of the Land Bank etc." There is nothing in the Ordinance creating the NCLB, the NCLB Disposition, the By-Laws or the NY State Land Bank Act requiring that the

disposition of acquired properties be limited to affordable housing. It really comes down to a policy decision by the Board which has broad latitude on a case-by-case basis.

The Land Bank took a vote it was agreed to lift the Affordable housing restrictions on said property.

The New Issue date is 10/18/2021 with a Closing date November 19th 4pm. The Goal is to have everything in by Friday the 15th so we can meet the Issue date for the RFP.

2. Financials:
 - a. Gave a financial report to the Board on the Land Bank's operation. No Questions or concerns were raised
3. General Updates:
 - a. IRS Documents
 - i. All documents are now registered with IRS, and Attorney Generals office. The Nassau County Land Bank is considered a Government subsidiary to Nassau County. Which mean we have to file all required documents as a 501(c)(3), but still requires certain documentation.
 - ii. We are also registered with the Attorney General's office, so we can raise funds and not worry about any conflicts with the Land Bank not being registered with oversight state agencies.
 - b. Fundraisings
 - i. The Land Bank has a development call with LISC (Local Support Initiative Corp.) on 10/21/2021 at 10:30am. The Executive Director gave an invitation to the Board if they would like to be on the meeting to talk about the Beginning history of the Land Bank, and where we are not. The Executive Director will take on the conversation to see how we fit into their portfolio for funding the work the Land Bank does.
 - c. Enterprise
 - i. We are still in good standing with Enterprise Community Partners. We should have an updated contract with the funding extensions and lifted restrictions to use a co-developer.
 - d. Local Initiative Support Corp. (LISC):
 - i. The Land Bank has a scheduled meeting with LISC on October 21, 2021 at 10:30am. The meeting was scheduled with the Executive Director and Board Chair. The Board Chair said that she will not be available. The Executive Director extended the invitation to any Board Member that wants to give the history of the NCLB and express the current goals of the Land Bank. The Executive Director will be the one to prepare for the "ask/support".
4. Home funds:
 - a. All information was given to the Community Development Department. I have been in contact with our contract administrator. We should see some movement on having a signed agreement soon.