



**NASSAU COUNTY**  
LAND BANK CORPORATION

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**NASSAU COUNTY LAND BANK CORPORATION**

**Meeting Min 11/9/2023**  
**Meeting Started at 3:15pm**

**Attendees:**

**Attendance:**

Annisa Moore  
Kennetha Pettus  
Francis Moroney  
Patrick Gallagher  
Jonathan C. Gaffney: Executive Director

**Guest:**

Hempstead Community Land Trust (HCLT)

**Meeting Called to Order at 3:15pm**

Meeting Min Reviewed:

Motion was made to accept the meeting minutes. Board voted and accepted 10.12.2023 meeting minutes.

**Executive Director's Report:**

Harvard & Cruickshank:

- Construction is 100% complete
- Very small punch list items are being corrected
- Inspections are schedule and we should have a Certificate of Occupancy by December 2023.

- Marketing went live on both properties as of October 27, 2023
- The Link to the application will be live on Nov. 1<sup>st</sup> 2023 on LIHP's Website
- The Land Bank will also have a link on its page to be directed to the application on LIHP's Page.

HCLT Presents its offer to buy 7 Dewey:

HCLT offers \$48K to buy 7 Dewey. Loan Requested with 5% Down and a short term money mortgage of 24 months.

### **Funding Sources:**

- Home Funds (Nassau County Department of Community Development). We need to request an extension on contract. Construction milestones are met, but we wone meet the milestone on selling the property. Executive Director is working with our grant manager to make the necessary changes to our grant agreement.
- LISC: We will also need to request an extension. Working on timeline with Fusion on progress reports current projects (7 Dewey, 60 Stewart, Woodbury Rd, Orchard St). Orchard Steet is still in closing. The Executive Director is working with the Village of Hempstead on the Liens on Orchard St. to complete the closing on this property.
- LBI: Funds from the State: Application for renewal on phase one has been submitted. We have funds to assist predevelopment activities for 7 Dewey, 60 Stewart, Woodbury Rd.

Closed Session to discuss offer, and Finances.

Closed Session Ended and continued with new business

New Business:

- Press Conference: Executive Directed requested input from the Board to assist in a Press Conference. The Goal of the conference is the promote the Land Bank and to publicize the open application for the two homes being built. This would bring more people to fill out an application and also set the tone for the Land Bank and the many opportunities that this agency can bring to the county's public.
- New Properties to discuss

Meeting ended at 4:05 pm. Unfinished business to be continued with Offer on 7 Dewey, Press Conference, and New Properties.