



# NASSAU COUNTY

## LAND BANK CORPORATION

40 MAIN STREET, SUITE C  
HEMPSTEAD, NEW YORK 11550  
TEL: (516) 572 – 1398  
FAX: (516) 572 - 2789

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: MARCH 14, 2019 BOARD MEETING

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

The Attendees were:

#### Board Members

1. Siela A. Bynoe – Chair
2. Meredith A. Hughes – Vice Chair
3. Kennetha Pettus – Treasurer
4. Errol E. Williams
5. Francis A. Moroney
6. Evlyn Tsimis

#### Executive Director

1. Brittney C. Russell

#### Attendees

1. Ted Hommel, Esq. – Counsel to the Board, Nassau County Attorney's Office
2. Mahenoor Baig – Intern to Nassau County Land Bank Corporation

#### CALL TO ORDER AT OR ABOUT 3:11PM.

- The meeting was convened with the attendance of the following Board members:
  - Siela A. Bynoe
  - Meredith A. Hughes

- Kenneth Pettus
  - Arrived at 3:18PM.
- Errol E. Williams
- Frank X. Moroney
- Evlyn Tsimis

### Public Comment

- Uniondale Land Bank Trust was present with the president, Paul Gibson, and the program coordinator, Joe D'lando.
- They are interested in one of our properties: 478 Uniondale Avenue. They wish to acquire it.
- They also want to know more about the ten-year tax plan in New York State legislature and will follow our lead on any aspects of using that legislature.
- They received money from Enterprise and the Nassau County HOME program for their latest project, which is how they can facilitate for more projects and why they are specifically interested in 478 Uniondale Avenue.
  - We are not yet sure what we want to do with 478 Uniondale Avenue, but will think on their interest. We made clear that any variances needed for the property would be their responsibility.

### Review of **February 14<sup>th</sup>, 2019** Minutes

- Motion made to adopt minutes by Siela, moved by Frank, and seconded by Meredith. UNANIMOUS.

### Executive Director's Report

- Enterprise has recommended that we put signage on our properties to create a buzz.
  - A proof of signage will be worked on and quotes will be acquired.
- Property Updates
  - Village of Hempstead Properties
    - 44 Elm Avenue: A draft drawing for a single-family house was reviewed. It will be filed within the next ten days.
    - 147 Harvard Street: A draft drawing for a single-family house was reviewed. We had to put it in for 1200 square feet. It will also be filed within the next ten days.
    - 40 Cruickshank Avenue: A title search solicitation was sent on out on March 6<sup>th</sup>, 2019 as it was recommended by counsel. It was also recommended that the NCLBC procure a title insurance policy before improving the property to ensure that we will be able to convey insurable title to a purchaser.
    - 60 Stewart Avenue: We spoke to Ronald Brutschin of the Village Building Department and he told us our options. We have chosen to request a

variance for two town homes, which will help mitigate the tax issue we have.

- Town of Hempstead Properties
  - 160 Hendrickson Avenue: Many entities and individuals are interested in purchasing the property and we are receiving daily phone calls regarding as such. A variance is required to build a single-family home. We have also received a demolition certificate of completion.
  - 478 Uniondale Avenue: The Uniondale Land Trust is interested in purchasing the property and/or co-developing the property. A variance is needed to build a single-family home.
  - Henry Street, Roosevelt: A variance is required to build a single-family home.
  - Jefferson Avenue: A neighbor of the property is interested in purchasing the property as she has maintained the property for more than twenty years. They wish to buy it, so they can extend it into their own property. A variance is required to build a single-family home.
- Funding/HOME Application
  - The pre-application was approved on March 13, 2019 and the remainder of the application will be submitted before the deadline of April 1<sup>st</sup>, 2019. We have reached out to CDCLI for their assistance and review of the application.
  - We want to apply for \$100K for each property because LIHP has gotten that much before.
  - The New York State Assembly appropriated for the state's land banks in their One-House Budget and funds will be made available soon. We will see whether it is ultimately incorporated into the final budget. We can support this by sharing news of our project outcomes and writing a letter to our state representatives regarding the funding of land banks.
- Phase 1 Updates
  - Village of Hempstead Properties
    - 44 Elm Avenue and 40 Cruickshank Avenue are complete. 147 Harvard Street and 60 Stewart Avenue will be completed by March 15, 2019.
  - Town of Hempstead Properties
    - 160 Hendrickson Avenue is complete. 478 Uniondale Avenue, Henry Street, Roosevelt, and Jefferson Avenue will be completed by March 15, 2019.
- A draft press release for the 160 Hendrickson demolition was reviewed. The recommendation of doing a joint press release with the County about the transfers was also discussed.
- The New York Land Bank Association Annual Conference is being held in Buffalo, New York from Wednesday, June 12<sup>th</sup> to Friday, June 14<sup>th</sup>, 2019.

- A discussion on Kennetha Pettus's appointment was held. She is in a new term, but that needs to be memorialized somehow.
- CDCLI Contract:
  - The contract should be written accordingly for parcel by parcel. Leaving it open-ended will provide flexibility.
  - The master contract has a lot of boilerplate language and clauses, which allows us to create sub-contracts accordingly for parcel by parcel.
  - All building properties' zoning requirements have been checked.
  - After making the required additions to the contract, it will be authorized for Brittney Russell to sign the contract.

### Land Bank Business

- There is a New York State law (enacted legislation) that provides exemptions on one-family homes. We should engage in a discussion with Steve Corte at the assessor's office to find more about it.
  - We will consider adopting this state law exemption for our properties.

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

Executive Session began at 3:39PM.

- Motion for a resolution for the sale of Jefferson Avenue, Roosevelt made by Frank, seconded by Evelyn. UNANIMOUS.

**MOTION TO LEAVE EXECUTIVE SESSION**, moved by Frank and seconded by Meredith. UNANIMOUS.

Executive Session ended at 4:02PM.

- At which point, Board members Frank and Meredith left the meeting at approximately 4:04PM.
- We need a tightened timeline from our architect, Jean-Pierre Lardoux. However, he won't have provided us one until Monday, March 26<sup>th</sup>. Furthermore, he is working on the bid and, as soon as we get approval, we will send it out. He is also working on site plans.
  - He is a concern, however, because of his speed. Other Board members should sit down with Brittney and call him for an intervention. It has been recommended that Errol and Ted do a conference call with him.
- We spoke to Tanya earlier today and she is content with the timeline. There should be a shovel in the ground by May, or otherwise the funds will be redirected.

- A board meeting with everyone present has been recommended, so everyone knows what's going on and where everything is.
- CDCLI's review of the HOME application and talking to JP about his work are two actions that need to be completed by next week.
- Evlyn will recuse herself from talks about funding due to her position.

At which point, Board member Siela motioned to adjourn the meeting to **April 11<sup>th</sup>, 2019**, moved by Errol and seconded by Kennetha.

**MEETING ADJOURNED** to **April 11<sup>th</sup>, 2019** at 3:00PM at the First Floor Conference Room at One West Street, Mineola, New York 11501.