



NASSAU COUNTY

LAND BANK CORPORATION

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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: **February 13, 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. Meredith Hughes
3. Errol E. Williams
4. Kennetha Pettus
5. 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.

CALL TO ORDER AT OR ABOUT 3:12

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

Review of November 14, 2019 Minutes

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

Executive Director's Report

44 Elm

- Construction is 80% Complete
- Siding 100% Complete
- Window 100% complete
- Electrical roughing 100% complete
- Plumbing roughing 90% Complete
- Covered porch 100% complete
- Ceiling and Wall insulation 100% Complete
- Sheet rock 80% complete.
- Next two weeks:
 - Water/ Sewer connections
 - Engineering inspection
 - Interior finishes
 - If the weather is above 50 – driveway and sidewalk
- Next Construction Update Meeting: February 28th at 10AM.
- NCLBC is in the process of organizing a lottery with the assistance of CDCLI.
- 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.
- The Board requested a title search be done to check for any tax liens.

44 Elm Finances:

Contract Pricing Originally: \$345,600

Change Orders (Environmental Site Work): \$51,000

Current Contract Amount: \$294,600

Amount Paid: \$52,605+70,515= \$123,120

Amount of Contract Remaining: \$171,480

Enterprise Funding \$250,000

Down Payment Assistance: up to \$25,000

Private Funding: \$19,600

60 Stewart

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

40 Cruickshank

- Building Permits approved.

147 Harvard

- Building Permits approved.

7 East Dewey

- RFP to be issued for demolition.

Malvern

- Contract for sale under review.

478 Uniondale Ave

- Town of Hempstead has removed the violation and lis pendens for the Uniondale property. The matter will be scheduled for closing shortly.

New Millennium Sales

- 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.

143 Harvard

- No sale scheduled.

Woodbury Blvd, Woodbury

- Direct Sale letter signed. The sale will be placed on the March legislative calendar for approval.

Westbury Blvd, Uniondale

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

MOTION TO GO INTO EXECUTIVE SESSION, made by Siela, moved by Kennetha and seconded by Meredith. UNANIMOUS.

Executive Session began at 3:34PM

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

Executive Session ended at 3:57PM.

MEETING ADJOURNED to **March 12, 2019** at 4:08 PM at the First Floor Conference Room
at One West Street, Mineola, New York 11501.