



NASSAU COUNTY

LAND BANK CORPORATION

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BOARD OF DIRECTORS

ANISSA D. MOORE

Chair

MEREDITH A. HUGHES

Vice Chair

KENNETHA A. PETTUS

Treasurer

FRANCIS X. MORONEY

Member

PATRICK R. GALLAGHER

Member

Jonathan C. Gaffney

Executive Director

NASSAU COUNTY LAND BANK CORPORATION

Meeting Min 10.9.25

Board Meeting Minutes October 9, 2025

1. Welcome and Call to Order

The meeting was called to order by **Chair Anissa D. Moore**. Opening remarks were provided and attendance was taken to confirm a quorum.

Present:

- **Anissa D. Moore**, Chair
- **Kennetha A. Pettus**, Treasurer
- **Francis X. Moroney**, Member
- **Patrick R. Gallagher**, Member

Also Present:

- **Jonathan C. Gaffney**, Executive Director
- **Theodor Hommel, Esq.**, Legal Counsel

Vacant Positions:

- Vice Chair
- Two Board seats designated for Minority Party appointments
- One Board seat designated for Majority Party appointment

All currently seated members of the Board were present and a quorum was confirmed.

2. Strategic Plan Discussion

The Board discussed the upcoming strategic planning process for the Nassau County Land Bank Corporation. An overview of the planning framework was presented, including the anticipated timeline and key activities scheduled through early 2026.

Consultant **Brian Larkin** was introduced to the Board. Mr. Larkin provided an overview of national land bank trends and discussed how these trends may inform the strategic direction of the Nassau County Land Bank. He also outlined his role in supporting the organization through the strategic planning process. Board members engaged in a question-and-answer session regarding planning priorities, implementation strategies, and anticipated outcomes.

3. Property Development Updates

a. 60 Stewart Avenue

The Board reviewed proposed design concepts for the development of the property located at **60 Stewart Avenue**. The presentation included discussion on how the proposed design aligns with the development preferences of the Village. Estimated construction costs were presented in the range of **\$425,000–\$450,000**. Design plans had been circulated to the Board prior to the meeting for review. The Board discussed potential development direction and next steps.

b. 7 Dewey East – Closing Update

An update was provided on the status of the closing for the property located at **7 Dewey East**. The Board was informed of the remaining steps and documentation required to finalize the closing process.

c. Orchard Street – Legislative Process

The Board discussed the upcoming legislative process related to the **Orchard Street** property. Preparations are underway for a presentation to the Legislature, and the anticipated timeline and process leading to the property closing were reviewed.

4. End-of-Year Planning and Compliance Deadlines

The Board reviewed upcoming deadlines and end-of-year compliance requirements. It was noted that certain funds must be expended by the **end of November 2025**, with a **voucher submission deadline of December 1, 2025**.

The Board also discussed scheduling the final Board meeting of 2025. Additionally, anticipated changes to Board composition were discussed, including the need to fill the Vice Chair position as well as **two minority party appointments and one majority party appointment** to the Board.

5. Additional Comments

Executive Director **Jonathan C. Gaffney** informed the Board that he will be taking **medical leave beginning November 1, 2025**, and plans to return once he has been medically cleared.

6. Open Floor / Board Member Questions

Board members were given the opportunity to raise additional questions and discuss matters related to Land Bank operations, development projects, and strategic planning initiatives.

7. Adjournment

With no further business to discuss, the meeting was adjourned.