

NASSAU COUNTY LAND BANK CORPORATION  
MEETING NOTES  
April 27<sup>th</sup> 2017, 3:30pm

A meeting of the Nassau County Land Bank Corporation was held this date in the First Floor Conference Room at One West Street, Mineola, New York beginning on or about 3:40pm

The Attendees were:

**Board Members:**

Edward Ward  
Frank Moroney (Not Present)  
John Sarcone  
Laura Curran (Not Present)  
Patrick Kiernan  
Siela Bynoe  
Errol Williams

**County Attendees:**

David A. Ragonetti  
Robert Conroy  
Andrew Kahl  
Ted Hommel  
Sean Sallie  
Kevin Walsh  
Robert Labaw

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- **Call to Order**
    - A quorum was met with the attendance of the following Directors
      - Edward Ward
      - Siela Bynoe
      - John Sarcone
      - Errol Williams
      - Patrick Kiernan
  
  - **Public Comment by those present**
    - Uniondale Community Land Trust
    - Hofstra University Professor
  
  - **Adoption of 3/9/16 Minutes by Unanimous Vote**

- **Update on Activities**
  - Land Bank Claim Voucher form circulated
  - County Legislature passed adding Land Bank to County Indemnification law
  - Program Budget of \$1.2m finally approved, will be subject to revisions as per operations
  - Finance
    - Spent about \$7,000 out of the cash in hand thus far
  - Mr. Ragonetti recommended meeting of the committees in the near-term
    - ie. Audit, Finance, Governance
  - Mr. Ragonetti proposed whether Board will see fit to authorize a Real Estate Committee
    - No
  - Mr. Ragonetti proposed whether the Finance committee would want to solely review statements
    - No
  - Elizabeth Zeldin of Enterprise Community Partners and OAG staff will be coming on 5/5 for meeting and tour of the County
  - Website
    - Will be getting separate Land Bank website (.org) to differentiate from County, separate emails for Board and staff
- **Contracts & Procurement**
  - RSM (Audit) as per County procurement
    - Competitively priced and expedient
    - Need this audit done under the Public Authority Law
      - Rejected
      - Board noted it was not rejected on basis of procurement but rather cost and performance
  - Outside Counsel
    - Using the procurement done by the County, several law firms have been chosen as possible Outside Counsel for the Land Bank
    - Need Outside Counsel for: outside legal opinions, litigation, foreclosure, quiet title actions
    - It will be at or below the County fee
    - Two Options
      - Another RFQ
      - Use County List
    - It was decided that Executive Director Ragonetti will provide the rate schedules for these firms before a decision is made
  - Insurance
    - Mr. Ragonetti was not satisfied with quotes received thus far and thus. Will seek different plan/coverage for property/GL insurance
- **Operations**
  - County DPW can provide limited basis some assistance:
    - Inspections, subject to budget, personnel. Prefer to have it contracted.

- Lawn maintenance/Snow Removal
  - Review of Reports
  - Secured storage for equipment, ad hoc
- No to site debris/cleanup
- Bob conroy recommended keeping funds in e.g. money market fund, as per Investment policy the Executive Director and Treasurer will review
- Mr. Ragonetti and Mr. Sallie continuing project pipeline analysis; acquisition still targeting REO, County vacant, direct action for blighted properties (e.g. tax delinquent)
- Executive Session at or about approximately 4:30pm
- Executive Director
  - Motion to extend Mr. Ragonetti's appointment through the remainder of the year 2017
  - **Unanimous Approval**
- **MEETING ADJOURNED: Next Meeting is May 11<sup>th</sup> 2017 at 3:30pm**