



NASSAU COUNTY

LAND BANK CORPORATION

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BOARD OF DIRECTORS

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KENNETHA PETTUS

FRANCIS X. MORONEY

ERROL E. WILLIAMS

EVLYN TSIMIS

NASSAU COUNTY LAND BANK CORPORATION

MINUTES: **APRIL 11, 2019** 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 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 3:09PM.

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

- Kenneth Pettus
- 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.
- Their currently acquired property is under construction, which is going well.
- They have entered into a contract with LIHP to do marketing and want to know if they can tell them that they are in negotiations with us over 478 Uniondale Avenue.

Review of March 14th, 2019 Minutes

- Siela asked to correct the misspelling of Steve Corte's name from "Kordy" to "Corte" on the fourth page.
- Errol asked to change the phrase, "... or otherwise the funds will be appropriated" to "or otherwise the funds will be redirected" on the fourth page.
- Motion made to adopt minutes by Siela, moved by Frank, and seconded by Meredith. UNANIMOUS.

Executive Director's Report

- CDCLI Contract:
 - The Land Bank has responded to CDCLI's latest revisions of the contract. It was sent to us on Friday and we sent it back to them the following Tuesday.
- Property Updates
 - Village of Hempstead Properties
 - 44 Elm Avenue: Plans have been finalized and the bid has gone out. It is returnable on April 23rd.
 - We would like to have a meeting on April 30th at 9AM to discuss the bids then. The meeting was confirmed by everyone.
 - Eleven contractors are interested in this property. We need a shovel in the ground soon, but overall, the plans for the property are adequate.
 - 147 Harvard Street: Plans have been finalized and the bid has gone out. It is returnable on April 23rd.
 - We need a shovel in the ground soon, but overall, the plans for the property are adequate.
 - 40 Cruickshank Avenue: A title search solicitation was sent on out on March 6th, 2019 as it was recommended by counsel. They have a flat fee of \$500. If we would like to add insurance, then there will be an additional

charge of \$1700. The property is valued at \$108K. We have a budget to afford the insurance fee.

- **Motion made to accept the contractor fee by Siela, moved by Siela, and Seconded by frank. UNANIMOUS.**
 - 60 Stewart Avenue: The HOME application has been filed.
- 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.
- 7 East Dewey Street, East Rockaway
 - We have the option of issuing an RFP for demolition or relying on an estimate from Fusion Architects to determine demolition costs.
 - CRC is willing to contribute demolition costs up to \$15,000.00.
 - However, doing an RFP and placing bids is cheaper and faster.
 - It needs a Phase 1. We did a solicitation for Phase 1 services and got an offer for \$1900.
 - **Motion made by Siela, moved by Frank, seconded by Errol. UNANIMOUS.**
- Enterprise has recommended that we put signage on our properties to create a buzz.
 - We have contacted Suffolk County about their signage to get ideas.
 - Vistaprint is the most affordable signage company.
 - It should have the NCLBC's logo on it and comply with all Town regulations.
- Funding/HOME Application
 - The HOME application has been submitted.
 - We have been told that we can receive up to \$125K for each property.
 - We should also look to CPC for additional funding.
 - There is a summit being held on affordable housing at Pace Law School, which Brittney will be attending.
- 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.

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

Executive Session began at 3:33PM.

- Motion to accept offer made on 160 Hendrickson Avenue by Inesha Jonega made by Siela, moved by Evlyn, and seconded by Errol. UNANIMOUS.

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

Executive Session ended at 3:56PM.

- At which point, Board member Frank informed the two members of the Uniondale Land Bank Trust that they could inform LIHP that they were in preliminary discussions with us, not negotiations.
- Kevin from National Development Council is now working with Nassau County and briefly introduced himself and explained what he does.

At which point, Board member Siela motioned to adjourn the meeting to **April 30th, 2019**, moved by Errol and seconded by Kennetha.

MEETING ADJOURNED to **April 30th, 2019** at 9:00AM at the First Floor Conference Room at One West Street, Mineola, New York 11501.