



NASSAU COUNTY

LAND BANK CORPORATION

ONE WEST STREET
MINEOLA, NEW YORK 11501
TEL: 516-572-1398
FAX: 516-572-2789

BRITTNEY C. RUSSELL
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

SIELA A. BYNOE
Chair

MEREDITH A. HUGHES
Vice Chair

KENNETHA PETTUS
Treasurer

FRANCIS X. MORONEY

ERROL E. WILLIAMS

EVELYN TSIMIS

NASSAU COUNTY LAND BANK CORPORATION

MINUTES, FEBRUARY 14, 2019 BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in 1st Floor Conference Room at One West Street, Mineola, New York beginning on or about 3:00pm.

The Attendees were:

Board Members:

Siela Bynoe- Chair

Meredith A. Hughes- Vice Chair

Errol Williams

Frank Moroney

Executive Director:

Brittney C. Russell

Attendees:

Andrew Kahl- Nassau County Attorney's Office

Ted Hommel, Esq.- Counsel to the Board, Nassau County Attorney's Office

Mahenoor Baig- Intern to the Nassau County Land Bank

- Public Comment
 - None

- Call to Order at or about 3:15pm.
 - The meeting was convened with the attendance of the following board members
 - Siela Bynoe
 - Meredith A. Hughes
 - Errol Williams
 - Frank Moroney

- Public Comment
 - None

- Review of January 15, 2019 Minutes
 - Motion to adopt minutes, with the condition to fix Brittney's last name to "Russell":
 - Moved by Meredith Hughes, seconded by Errol Williams
 - Minutes adopted by unanimous vote

- Executive Director Report
 - CDCLI
 - Reviewed contract
 - They're meeting today to discuss the contract
 - Enterprise has approved it
 - Includes the services they do
 - Transfer
 - Documents have been executed
 - 9 properties

- Filed with the clerk
- Appraisals have been done
- Survey done by for 7 East Dewey

- 160 Hendrickson
 - 2/22 demolition date in the morning
 - One week to pull it down
 - Members should attend, if possible
 - Did postings (neighbors have called)
 - The church has an interest in it
 - Might possibly build it and engage them
 - Will talk to them
 - Ted review bylaws
 - Will Homp Priority Prud
 - Have been appraised
 - CBG/Home Hearing
 - April 1st due
 - Available 9/1 (backward billing)
 - Contracts executed on Thanksgiving
 - They received \$3mil
 - Home received \$2.2mil
 - Phase 1
 - Price quote for our properties
 - Handout on quotes
 - \$9,500 for all 8 properties (three weeks for Cedar Environmental?)
 - \$9,500 to 16K range
 - Other \$9,600 in 10 days – go with them
 - Focus on the taro focused speed quicks properties first
 - Title Search
 - RFQ/solicitation
 - No response
 - Can move on without it, but down the line, may want it
 - Quick claim deed when selling
 - Buyer needs to do their own title search anyways

- Maybe co-develop to assist with this
- Discuss with CDCLI
- Land Bank Business
 - 70 East Dewey Street, ER
 - Offer to transfer property
 - Architect discussion on options
 - Concerns on Hendrickson about size of land v. property
 - Abatement discussion/overseeing abatement policing
 - Architect will engage demo to make sure all is well prior to demo
- Development
 - Architect report
 - Start off with survey
 - Then topography
 - Due diligence (zoning)
 - Village properties look “as of right”
 - These are done by United Way
 - Lowest level is “code” house
 - Comply with Energy Star
 - Higher level of standards
 - Need to think about what kind of house we want
 - 3 bedrooms, 2 bathroom – 2nd with shower stall
 - base modeled - \$250K
 - energy initiatives in next builds
 - sit down with TOH to discuss mixed use zoning
 - Net competitively bid
 - Co-developer brought into conversation about furnishings
 - Paul Gibson, from Uniondale Land Trust, spoke about JP and in-expertise and working on 478 Uniondale Avenue
 - What level and reverse engineer?

Executive Session began at 4:39PM and ended at 5:03PM.

MEETING ADJOURNED to March 14, 2019 @ 3:00pm at Room 246 at One West Street, Mineola, NY 11501

