



# 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: **July 11, 2019** BOARD MEETING

A meeting of the Nassau County Land Bank Corporation was held this date in the 1<sup>st</sup> 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 (Arrive at or around 3:40)
4. Francis X. Moroney
5. Errol E. Williams
6. Evlyn Tsimis

#### **Executive Director**

1. Brittney C. Russell

#### **Attendees**

1. Ted Hommel, Esq. – Counsel to the Board, Nassau County Attorney’s Office
2. Nicholas LoBosco – Nassau County Land Bank Intern
3. Rowhyda Ramsarran – Legislative Intern
4. Afua Boakye-Yiadom – Legislative Intern

#### **CALL TO ORDER AT OR ABOUT 3:18PM**

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

- Francis X. Moroney
- Errol E. Williams
- Evlyn Tsimis

#### Review of **May 9, 2019** Minutes

- Motion to adopt minutes made by Siela, moved by Meredith. UNANIMOUS

#### Review of **June 6, 2019** Minutes

- Motion to adopt minutes made by Siela, moved by Meredith, and Seconded by Errol. UNANIMOUS

#### Executive Director's Report

#### Properties

- **44 Elm**
  - Scheduling groundbreaking or ribbon cutting.
    - JP of Fusion Architect, has meetings every 1<sup>st</sup> and 3<sup>rd</sup> Thursday.
    - The Board decided to move forward with a ribbon cutting and not delay construction.
  - Village police will be putting in command post
  - Installing 6-foot construction fencing.
  - Will install live feed camera.
  - Survey still in the works. Stakes placed were all pulled out and several were stolen.
  - Nation Grid marked out the wrong house
  - Still need Nassau Sewer to mark out.
  - Signage.
- **7 East Dewey Street**
  - NCST has agreed to provide \$15,000.00 for demolition.
- **147 Harvard**
  - Planning Board Meeting scheduled for 7/15/19 at 6:30PM.
- **478 Uniondale Avenue, Uniondale**
  - The Uniondale Land Trust is prepared to execute the contract of sale.
- **New Millennium**
  - The draft contract of sale has been sent to New Millennium for review.

#### Potential Properties for Acquisition

- **143 Harvard**
  - Zombie property located next to our Harvard build. Contact has been initiated with the owner.
- **Woodbury Road, Woodbury**
  - This property is a former direct sale. It is zoned residential and buildable as of right
- **Westbury Boulevard, Uniondale**
  - There is a large parcel located on Westbury Blvd, Uniondale, that is in the County's ownership. This property is located in the Uniondale School District. The property is

adjacent to residential homes on both sides but is currently zoned industrial. Rezoning will be required to build.

- **Tyler Street, Franklin Square**
  - The County has offered the NCLBC Tyler Street, Franklin Square.
  - The lot is too small for NCLBC use.

#### **Breakdown of funding**

- Funds available from 160 Hendrickson Sale
  
- **Enterprise**
  - Funds allocated for construction and predevelopment
  - Enterprise will be conducting an in-office audit **July 24, 2019**
  - Enterprise has held back money to disperse this fall. During the fall, Enterprise will invite Land Banks of their choosing and provide them with additional funding. To qualify for the additional funding: 44 Elm construction must be nearly done and a plan for the remaining grant must be in place and a contract executed
  
- **LISC**
  - Waiting for confirmation from accountant
  
- **CDBG**
  - The next round of CDBG funding (funding for rehabilitation projects) will be available in February, 2020.
  
- **AHC**
  - Nick and Brittney have endeavored to complete AHC application for the Harvard Street build. *We will need to engage technical assistance to complete the application.*
    - Executive Director, Brittney Russell, authorized to gain technical assistance
  
- **HOME**
  - The draw-down of funds has been sent to HUD.

#### **Village of Hempstead CDA**

- The CDA is looking for form a partnership with NCLBC and requesting financial assistance with new construction.

#### **Habitat for Humanity**

- A meeting is scheduled for July 16, 2019 at 10AM.

#### **NeighborWorks: August 19-23**

- Brittney is interested in taking courses about affordable housing finance, HOME, pro formas and creative financing.

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

Executive Session began at 3:44PM

**MOTION TO LEAVE EXECUTIVE SESSION, moved by Siela and seconded by Kennetha. UNANIMOUS.**

Executive Session ended at 3:54PM.

At 3:56PM, Board Chair, Siela, motioned to adjourn the meeting to **August 8, 2019**, seconded by Meredith.

**MEETING ADJOURNED** to **August 8, 2019** at 3:00PM at the First Floor Conference Room at One West Street, Mineola, New York 11501.