

**GOVERNMENT OPERATIONS, PERSONNEL,
INFORMATION TECHNOLOGY & HOUSING**

OF THE

SUFFOLK COUNTY LEGISLATURE

MINUTES

A meeting of the Government Operations, Personnel, Information Technology & Housing Committee of the Suffolk County Legislature was held in the Maxine Postal Legislative Auditorium of the Evans K. Griffing Building, 300 Center Drive, Riverhead, New York on August 31, 2016.

MEMBERS PRESENT:

Leg. Robert Calarco, Chairperson
Leg. William J. Lindsay, III, Vice Chair
Leg. Kara Hahn
Leg. Leslie Kennedy
Leg. Kevin J. McCaffrey

ALSO IN ATTENDANCE:

George M. Nolan, Counsel to the Legislature
Amy Ellis, Chief Deputy Clerk/Legislature
William Shilling, Aide to Leg. Calarco
Ali Nazir, Aide to Leg. Kennedy
Michael Pitcher, Director of Communications/PO
Laura Halloran, Budget Review Office
Katie Horst, County Executive's Office
Sondra Cochran, Wyandanch Community Development Corporation
David Gallo, President, Georgica Green Ventures
Jason Smagin, SC Dept. of Economic Development & Planning
Alison Karppi, Town of Islip Community Development Agency
James Britz, Executive Vice-President of LI Housing Partnership
Leah Jefferson, Town of Brookhaven
Michael Sharkey, Chief Deputy Sheriff/Suffolk County Sheriff's Office
And all other interested parties

MINUTES TAKEN BY:

Gabrielle Severs, Court Stenographer

MINUTES TRANSCRIBED BY:

Denise Weaver, Legislative Aide

(THE MEETING WAS CALLED TO ORDER AT 10:15 AM)

CHAIRPERSON CALARCO:

Good morning, everyone and welcome to the Government Operations, Personnel, Housing and Information Technology Committee. If I could have all the Legislators to the horseshoe so we could get started. We'll have the Pledge of Allegiance led by Legislator McCaffrey.

(*Salutation*)

CHAIRPERSON CALARCO:

Okay, I apologize for the slight late start, we are waiting for one of our colleagues to get here, he went to the wrong direction this morning. I do not have any correspondence, but we do have a card for the public portion. Sondra Cochran. Sondra.

(*Public Portion*)

MS. COCHRAN:

Good morning, Sondra Cochran, Wyandanch Community Development Corporation, Town of Babylon. Thank you for giving me the opportunity to speak this morning, I'm here to support extensions for the 72-h Programs.

I put together something so you all can see what actually comes of those properties, after they're -- the unapproved properties or the dilapidated properties; once they're improved it's a whole different ball game. I know it takes a long time, sometimes financing is a problem, most times financing is a problem, sometimes you have to do finance layering and that takes time. Sometimes you have to go through the environmental process all over again by the time you get to the next step it's just a process from acquisition to putting the shovel in the ground.

So instead of talking and trying to explain the whole process, I actually have some information here that I will like to give out as a handout and I will get out of your hair, you can take your time and look it over later and it will give you a general idea of what we go through with these practices. Thank you very much.

CHAIRPERSON CALARCO:

Great, thank you. Does anybody have any questions for Miss Cochran? Thank you for coming, we appreciate your time. That's all right.

I have no other cards is there anybody else in the audience who'd like to address the Committee at this time? Anybody else? Okay, seeing none, we're going to move on.

What I'd like to do is we do have, as we wait for the Legislator Lindsay to get here, we have a couple resolutions on the agenda that are dealing with a proposed workforce housing project; Sandy Hollow Cove and Speonk Commons. I know that the developers are here, perhaps they can come forward and give us a brief presentation about what their project is and what it entails and that'll allow any of the Legislators here who have any questions about the project to ask them at this time.

MR. GALLO:

Good morning. I just want to thank everyone for having us this -- this morning. Excited to be here to tell everyone a little bit about Sandy Hollow Cove and Speonk Commons.

CHAIRPERSON CALARCO:

Could you just put your name on the record for us please.

MR. GALLO:

Absolutely. David Gallo, President, Georgica Green Ventures, 50 Jericho Quadrangle, Jericho, New York.

Georgica Green Ventures is a local affordable housing development company based in Jericho. We oversee and manage over a thousand units of affordable housing. We work with housing authorities and today I'm here with our codeveloper Curtis Highsmith Jr., Executive Director of the Town of Southampton Housing Authority.

We started probably back in 2013 on Sandy Hollow Cove. Georgica Green was preselected by, or selected by, the Southampton Housing Authority to act as their codeveloper. The site itself, at that time, was zoned for, I believe, 14 two-bedroom affordable housing condos and the developer who had owned the site and had gotten the site approved as affordable housing was not able to solidify the funding in order to move the project forward. Georgica Green Ventures than was brought in by the Housing Authority and the town to review the project and seek other financing sources and to ultimately get what was the original approved project amended to support a feasible project and ultimately back in 2015 the Town of Southampton town board voted to approve a 20 -- a 28-unit studio one and two bedroom development for the workforce in Southampton and there's a huge deficit and a huge need for -- for workforce housing in Southampton. The Rutgers Workforce Housing Report done by Suffolk County years ago stated in the -- in the thousands of units and the town board and through a lot of support of the local community was able to ultimately vote 5-0 in favor of the project.

We at that point started on our second affordable housing project in the Town of Southampton, that project is Speonk Commons. That project is the still in front of the town board. It is a 51-unit transit-oriented development project that sits directly adjacent to the Speonk train station. Both of these projects have been combined together and were submitted last year to New York State Homes and Community Renewal and a 9% low income housing tax credit funding round. That particular round is a very competitive financing source, hundreds of applications go into the State and ultimately very, very few are ultimately awarded. Curtis and I are very proud to mention that the project was awarded the largest award in the entire State of New York for the delivering of workforce housing in the Town of Southampton, both projects combined meeting the needs of the town, but also transit-oriented development housing in Suffolk County.

The project itself is -- we have this rendering here, it doesn't seem like you could see it.

LEG. HAHN:

Would you mind if we passed it around. I know it's lightweight.

MR. GALLO:

Yeah, sure.

LEG. HAHN:

Thank you.

MR. GALLO:

This particular site is really a textbook site for delivering workforce housing. When we first looked at it, it's about 4.2 acres, there's many, many dilapidated buildings that exist on the site. For anyone that's interested in workforce housing and seeing it, I would encourage to go visit it.

Proximity to the train, the blightedness of the existed site, make for a great opportunity to redevelop it and transform it into what our plans are. The site is currently split-zoned village business, we plan to keep the village business intact so we're going to be building retail and workforce housing above. The back portion of the site is zoned R-20, we plan on rezoning that particular portion to MF-44 and allow for the remaining affordable housing units to be built.

So just to come full circle, you know, we're excited to be here, the need for the housing is tremendous. I'm excited to tell you that our project was one of 20 or 22 projects awarded in this past funding round from the State, ultimately we have close to \$30 million to build both of these projects. Sandy Hollow is building permit ready, ready to go. Speonk Commons is still being reviewed by the town and we are hopeful ultimately that we will have a positive project there. But at this point I just want to ask if there's any questions for us with regard to the project.

CHAIRPERSON CALARCO:

Legislator Kennedy.

LEG. KENNEDY:

Good morning. Thank you for coming out.

MR. GALLO:

Good morning.

LEG. KENNEDY:

I am well aware of the need for affordable housing and I am thankful that we are doing this, I just have some basic questions.

MR. GALLO:

Yes.

LEG. KENNEDY:

What is a limited equity co-op? I know what a co-op is, but what is a limited equity co-op?

MR. GALLO:

So, I'm probably not the right person to answer that. We are not developing a limited equity co-op here on this particular project. I could give you my best shot at it, but it's not part of our project.

LEG. KENNEDY:

It is not part of your project?

MR. GALLO:

No.

LEG. KENNEDY:

The fourth whereas; *limited equity cooperative units developed by Georgica Green Ventures.*

CHAIRPERSON CALARCO:

Well, wait, maybe Jason Smagin can answer that question or take a look at it. That sounds like the project they did over in Huntington --

MR. GALLO:

Yes.

CHAIRPERSON CALARCO:

-- which was a very unique situation.

MR. SMAGIN:

I'm sorry, Legislator Kennedy, which resolution are you speaking to right now?

LEG. KENNEDY:

It's 1750. Isn't that the one --

MR. SMAGIN:

Yeah, well, it's two separate resolutions cause they're speaking on two separate projects. Okay, 1750; you said which paragraph?

LEG. KENNEDY:

Fourth whereas.

MR. SMAGIN:

I believe that may be just incorrect in here. You know, these -- they are all affordable units, probably should have just listed it as affordable units there.

LEG. KENNEDY:

Well, I was really excited that it was going to be a co-op as opposed to apartments but I guess I'm not excited anymore. Do we have to rewrite this? So can we vote on it or no?

MR. NOLAN:

You can vote on it, but if it's amended after today, it'll have to be tabled on the floor.

MR. SMAGIN:

We can amend right away so, you know, I appreciate, you know, you reading through. Again, that was a mistake on, you know, my behalf in our office so I apologize for it.

LEG. KENNEDY:

We all make mistakes. I read every single word.

MR. SMAGIN:

I love hearing that, Legislator Kennedy.

LEG. KENNEDY:

I just -- while you're up here, let me just ask you.

MR. SMAGIN:

Sure.

LEG. KENNEDY:

Surveys, appraisals, title search; isn't that usually done by a developer? And I can imagine why we will be opening up an unlimited bonding source to pay for these in order to keep our developers here. But, am I correct?

MR. SMAGIN:

This is to take the steps, so they had put in a request for 8704, land acquisition funds so to -- for us -- for the County to make any type of pledge or to bring to you any type of pledge money, we

asked to be able to have the money to appraise the property on behalf of the County. So this should be going towards the appraisal steps to appraise the property so that when we go in with the 8704 fund request to you, we can show that, you know, this was the appraised value, this is the request of the amount that's being presented to -- to the Legislature when we go into enter into the development agreement.

LEG. KENNEDY:

Okay. So the examples that are listed in both these resolutions are engineering reports. We are going to do engineering reports on the buildings that the gentleman just spoke about? What are we doing an engineering report on or what are we doing -- we don't have any surveys or any past surveys, land doesn't grow, so any past surveys would be as good, I would assume.

MR. SMAGIN:

That is correct, you know, that is absolutely correct. Again, this lists certain -- certain items, you know, again, the goal is to be able to have the authority to enter to move forward with the appraisal and everything else that is needed in regards to putting in the request for the 8704 land acquisition funds.

LEG. KENNEDY:

Okay. My concern with all of these things listed is the unending bonding because there is no cap. What I am going to do today is I'm gonna put in a motion to table, I don't know if it'll carry, for the correction of the co-op and that a cap be put on each of these projects for bonding; with the condition the County is in and this has nothing to do with you gentlemen, I appreciate you taking an interest in building affordable housing, but the County's not in great economic shape so we need to have some kind of cap.

MR. SMAGIN:

We have no problem with that, we'll work on -- through the amending of the earlier language, we'll work on putting on a cap so that the Legislator could be comfortable moving forward.

LEG. KENNEDY:

Okay, thank you. Motion to table.

CHAIRPERSON CALARCO:

We have a motion to table by Legislator Kennedy. I have a number of other Legislators with questions about the -- well, the resolution's not actually before us yet. I just asked the folks to come up to answer any questions we have, we'll deal with the resolution when we get there. Legislator McCaffrey.

LEG. McCAFFREY:

Thank you. I have a question, are these rental units or are they -- they are rentals. Right?

MR. GALLO:

Rental units.

LEG. McCAFFREY:

Okay. Just curiosity, what is the density on the property, units per acre?

MR. GALLO:

Twelve.

LEG. McCAFFREY:

Twelve units per acre. Okay. And you're gonna do affordable with 12 units an acre?

MR. GALLO:

It's tough.

LEG. McCAFFREY:

That's pretty good, that's -- that's pretty good.

MR. GALLO:

Yes, but I would -- we would hope that there would be more. I mean, just to list out, you know, in order to make the 12 units feasible and the State had went ahead and awarded the two projects combined, 3.7 million of housing trust fund, these are all competitive applications that the State office provides throughout the entire State for the need for affordable housing, 3.7 million of housing trust fund, we got the maximum award allowable in the entire State of one million four three --

LEG. McCAFFREY:

Good.

MR. GALLO:

-- of for tax credits, that basically equates to roughly \$16 million of funding from the State. In addition, in order to make this project hit some higher tiers of affordability, we were successful in getting \$600,000 and another form of tax credits that are available, that equates to close to \$4 million of funding and there's some other funding that the State has provided.

So the answer is yes to 12 units per acre works but it's difficult, but we were successful in getting a lot of the money needed from the State in order to make it feasible.

LEG. McCAFFREY:

Yeah, so you got a lot of help in getting to that.

MR. GALLO:

We got a lot of help.

LEG. McCAFFREY:

Okay, that explains it. All right, thank you.

MR. GALLO:

Thank you.

CHAIRPERSON CALARCO:

Okay, Legislator Hahn.

LEG. HAHN:

I'm sorry that I'm not entirely familiar with this location. So I'm looking at a Google map of the Speonk railroad station. Is the site north of that?

MR. GALLO:

South.

LEG. HAHN:

South.

MR. GALLO:

If you Google map it you could see the many -- there's many buildings that currently sit on the site, dilapidated, they're currently under disrepair.

LEG. HAHN:

Is it north of Montauk Highway?

MR. GALLO:

No.

LEG. HAHN:

South of Montauk Highway.

MR. GALLO:

It is actually adjacent to the -- so the property line sits on the railroad. If you want I can swing over there and point it out. Would you like me to do that? Yes?

LEG. HAHN:

Is that okay with everybody if he just shows me where it is?

MR. GALLO:

Yeah, okay?

LEG. HAHN:

Yeah.

MR. GALLO:

Okay.

LEG. HAHN:

Thank you, I apologize for such an unusual request. And the visuals you have here are options cause they all look sort of different --

MR. GALLO:

Yeah, so --

LEG. HAHN:

-- and from, you know, sketches below.

MR. GALLO:

The idea behind that is if we give enough options people will pick one rather than say no. I mean, we -- we asked our architect to come up with a few, we're open to both options. There's an additional option with a turret that is hand sketched. There is an existing building that sits on the site that was once actually, well, it was many, many different functions. It housed as a hospital then it housed as a location for railroad personnel to live on the site and there is some historical architectural significance to that building, it's not a landmark building, but there are some elements that we liked. So we asked the architect, after he did the first two options, which you could see on that presentation, if there is a way to drive the existing building and the historical significance into our new buildings, and so, what you'll see is the first two options, which is the clapboard siding and

then there's the -- the cedar shake, which we're both open to and then there is the turret option that hasn't been fully vetted out but will at least bring some of the architectural detail that exists there now into our future buildings.

LEG. HAHN:

Thank you.

CHAIRPERSON CALARCO:

Okay, great. Thank you, gentlemen, for coming and stick around because when the resolution comes back up before us there may be more questions.

MR. GALLO:

Absolutely. So just one more thing.

CHAIRPERSON CALARCO:

Sure, go ahead.

MR. GALLO:

You know, while I -- I mentioned that there's been significant funding for the State and we feel very, very fortunate to have competed versus hundreds of applications. This project isn't feasible without the County also getting comfortable with this project and making it happen. And we appreciate it, we just want to let you know that we're -- we're grateful for the opportunity to be here and to share this project with all of you and anything else that is needed please let us know.

CHAIRPERSON CALARCO:

Legislator Kennedy had one follow up.

LEG. KENNEDY:

One more question. Will the delay of this for one cycle make a tremendous difference so that we can get a cap on how much we can fund for?

MR. GALLO:

How long is a cycle?

LEG. KENNEDY:

Yeah, a little bit less than a month, I think.

MR. GALLO:

It's close. So the State's got timing restrictions on us to close as soon as possible when they issue dollars. I don't want to say yes and then it's no.

LEG. KENNEDY:

Do you have a date that the cutoff is? What's our next committee meeting -- our next Legislative session?

MS. HORST:

October 5th is the next general.

LEG. KENNEDY:

Yeah, okay. Do you --

MR. GALLO:

October 5th is fine.

LEG. KENNEDY:

Okay, great. Thank you.

MR. GALLO:

Sure.

MR. SMAGIN:

The concern is is that because we need an appraisal done it's the timing of getting the appraisal then getting the -- coming back to the Leg, having that approved amount.

MR. GALLO:

If it is approved they'll be getting --

CHAIRPERSON CALARCO:

This resolution that we don't have before us yet but will shortly, is the planning steps resolution to do the appraisal for the acquisition of property because we're doing through these through the -- an acquisition process, right? We're not -- this is a land project not an infrastructure project. Correct?

MR. SMAGIN:

That is correct. It is an 8704 instead of a 6411, which -- this allows us to take the steps forward to getting the appraisal.

CHAIRPERSON CALARCO:

So once the appraisals are made and we make an offer to the owner we need -- you need to come back to us to actually have an appropriation of the -- of the money.

MR. SMAGIN:

Well, yes. What would happen is we would do the appraisal, you know, this would give us the authority to do the appraisal using the 8704 funds. We would then take the steps, order the appraisal, then at that point we would have a value then we would come back to the Legislature and explain --

CHAIRPERSON CALARCO:

You need to come back through another cycle in order to have the money appropriated.

MR. SMAGIN:

-- to enter into the development agreement for the land acquisition.

CHAIRPERSON CALARCO:

And for us to appropriate the money.

MR. SMAGIN:

Exactly, for you guys to dedicate the money to enter into the development agreement.

CHAIRPERSON CALARCO:

Okay, thank you, Jason. Any other -- Legislator Hahn, do you have a follow up?

LEG. HAHN:

I did. So a 100 percent of the units will be affordable. At what percent, you may have said this already, I apologize.

MR. GALLO:

So the units are affordable between 60 and 90% of the area median income.

LEG. HAHN:

Thank you.

CHAIRPERSON CALARCO:

Especially for rentals.

LEG. HAHN:

Yeah, absolutely. Great. So can we discharge without recommendation?

CHAIRPERSON CALARCO:

Sure, we'll take that up when we get to the resolution. We have a number of resolutions on the agenda, we kind of asked the developers to come up cause since they were here, I knew there would be a number of questions for them --

MR. GALLO:

Thank you.

CHAIRPERSON CALARCO:

-- and we were waiting for a full complement.

CHAIRPERSON CALARCO:

Okay. We're ready to move on, I have no tabled resolutions. Moving onto introductory resolutions.

INTRODUCTORY RESOLUTIONS

IR 1712 - Authorizing the sale of County-owned real property pursuant to section 72-h of the General Municipal Law to the Incorporated Village of Patchogue for Affordable Housing purposes (SCTM No. 0204-009.00-07.00-002.000). (Co. Exec.) I'll make a motion to approve.

LEG. HAHN:

Second.

CHAIRPERSON CALARCO:

Second by Legislator Hahn. All those in favor? Opposed? Abstentions? **IR 1712 is approved. (VOTE: 5-0)**

IR 1724 - Authorizing a two-year extension for the development of fourteen parcels of land transferred pursuant to the 72-h Affordable Housing Program to the Town of Babylon. (Co. Exec.)

LEG. HAHN:

Motion.

CHAIRPERSON CALARCO:

Motion by Legislator Hahn.

LEG. KENNEDY:

Second.

CHAIRPERSON CALARCO:

Second by Legislator McCaffrey. Anybody on the motion? I do believe they are here in case anybody had questions for them. Seeing none; all those in favor? Opposed? Abstentions? **IR 1724 is approved. (VOTE: 5-0)**

IR 1725 - Authorizing a two-year extension for the development of fifteen parcels of land transferred pursuant to the 72-h Affordable Housing Program to the Town of Islip. (Co. Exec.) Is there anybody here from the Town of Islip? Okay. You had a question, Legislator Lindsay? If you could come forward, I think Legislator Lindsay just had a couple of questions for you about your particular parcels and if you just put your name on the record for us.

MS. KARPPI:

Yes, good morning, Alison Karppi, Town of Islip Community Development Agency.

LEG. LINDSAY:

Good morning, Alison, thank you for coming in this morning.

MS. KARPPI:

Good morning.

LEG. LINDSAY:

Can you just give us a timeline or a plan that's proposed if we issue the extension as to what they're going to do with the properties and when that's going to occur.

MS. KARPPI:

Absolutely. Currently, right now, the Long Island Housing Partnership has the majority, they have McNair, Grant, Grant, Fletcher, Fletcher, Suffolk Avenue, Suffolk Avenue and one of the Hyde Parks. They are currently building on it right now. As we speak, the builder is there now texting me so those homes will be done and they will be done, for our sake because we are putting home funds into them, so they have three years that -- that they have to have them done or else the home funds go back to HUD, so they are under a timeframe and, I guarantee you, they will be done or else they'll lose that money.

LEG. LINDSAY:

Okay, is that -- we have 15 properties on this.

MS. KARPPI:

Right, so now let me -- I'll just go down the list if -- you have the list in front of you. Does everyone have -- okay. So, 29 Church Street, that right now, does have a permit issued and we are going into a subrecipient agreement with the United Way. Youth Build will be building that home and once we have our board meeting in September, they will start construction in October.

Crooked Hill, right now, that is with the Board of Health and the Town of Islip Community Development Agency be will be building that home as well so that will be starting once we get approval from the Board of Health. Again, McNair is Long Island Housing Partnership. Grant, Grant, Fletcher, Fletcher, Suffolk Avenue; okay, 34 Cypress that is right now deeded to the Central

Islip Civic Council, they just received their building permit yesterday so today the surveyor is on the property staking it out and the excavator will be there starting next week to start pouring the foundation.

Savoy, the two Savoy properties, those two properties when I came to the CDA two-and-a-half years ago, those were supposed to be allocated to Habitat for Humanity. The problem with those two parcels, they need roadwork, they need about 250 feet of roadwork. So I'm talking with Diane from Habitat to see if she can get any kind of infrastructure money because she needs that in order to do the financing so those parcels we may end of giving back to the County, but right now we just left them because we didn't want to mess, you know, anything up on this list here. The Hyde Park, 45, the one that -- the parcel 45, that one is with the Long Island Housing Partnership, but the other Hyde Park we have -- it's in with the Board of Health right now and we should be getting the approval shortly and we will be building that one, the Community Development Agency will be building that one. And Holbrook Street, from my understanding, that parcel was deeded to the CDA back in 2011. We have invested approximately \$45,000 in the property, there was a fire damage, the County gave it to us, we put a new roof on it because we were going to rehab it. Then we did the lead abatement, the asbestos, we did all this stuff, the findings and the house is not saveable so we had the demo permit, we were ready to start demo and we found out there was not clear title on it. So we've been holding onto that property now for the last several years. We are currently, because I don't want to keep these properties, it's in a nice neighborhood and the neighbors deserve to have a nice house on their block, we are now in front of the supreme court to get it rectified so that we can get clear title so we can build it.

LEG. LINDSAY:

Okay. So it sounds like between that property and the two Savoy properties, those are your problem properties at this point, the rest you feel comfortable --

MS. KARPPI:

Yeah.

LEG. LINDSAY:

-- saying that within two years so at the time of this extension they'll be -- everything will be completed.

MS. KARPPI:

Absolutely because we are already in the works of the majority of the stuff, we've got construction going on right now, we've got some of the houses are already being built, so yes, I do feel comfortable within the two years we will be done.

LEG. LINDSAY:

Okay, thank you.

CHAIRPERSON CALARCO:

Any other questions? Okay, do I have a motion?

LEG. LINDSAY:

I don't think we have a motion, I'll make a motion.

CHAIRPERSON CALARCO:

Motion by Legislator Lindsay.

LEG. KENNEDY:

Second.

CHAIRPERSON CALARCO:

Second by Legislator Kennedy. All those in favor? Opposed? Abstentions? **IR 1725 is approved. (VOTE: 5-0)**

IR 1726 - Authorizing a two-year extension for the development of twenty-nine parcels of land transferred pursuant to the 72-h Affordable Housing Program to the Town of Brookhaven. (Co. Exec.) I'll make a motion.

LEG. LINDSAY:

Second.

CHAIRPERSON CALARCO:

Second by Legislator Lindsay. I do see Leah Jefferson from the Town of Brookhaven here, Leah, I didn't want you to drive all the way out here for nothing, so if you could come up and maybe answer a couple of questions for us that'd be great.

MS. JEFFERSON:

Thank you, Legislator Calarco.

CHAIRPERSON CALARCO:

Good morning, Leah.

MS. JEFFERSON:

How are you?

CHAIRPERSON CALARCO:

I know a number of these parcels are in the Bellport area. Are we dealing with those properties on Ecke Avenue?

MS. JEFFERSON:

We are going to be developing them into what we're calling Metcalf Meadows, working with the Long Island Housing Partnership. We're working with -- also with your office as well, I think we're working on the sewage issue under the development of that property so that it can be built.

Do you want to speak to that at all as far as what we're doing with it?

MR. BRITZ:

Good morning all, James Britz, Executive Vice-President of Long Island Housing Partnership.

A lot of the properties here in Brookhaven we have been working on for some time, most of them in North Bellport, East Patchogue neighborhoods. Ecke Avenue, we're working on a development plan right now with the Town of Brookhaven. The plan is to do manor style town homes, we're going to have two ownerships in the middle and two rentals on each side. We've been working with the supervisor's office as well as law department and Planning to get that plan moving forward. We have owned these properties for some time. With the downturn in the market that happened, you know, the Bellport community took it -- took it really hard and there's been a lot of foreclosed and boarded up homes, it's made our job in the neighborhood a lot tougher to build new construction while we're still facing a boarded up foreclosure issue there.

So we still have a plan in place to develop all the properties in the North Bellport, East Patchogue neighborhoods. Obviously, but our job has become a lot tougher. Just to give you, you know, a little hindsight, back in 2009 we completed a scattered site development in North Bellport of nine homes. At that time we sold after -- after the grant we sold for about 150,000. We feel that the current market after the downturn now we'd have to be under \$100,000 to sell those units, new construction. The cost to construct even with the land that's donated from Suffolk County is still about 200 to 225,000 for a brand new home to get enough subsidy to bring it down to under \$100,000 right now -- \$100,000 right now is very difficult. We have to work with the State, we have to work with the town as well as trying to find additional funding sources.

So we still do have a plan. We still, you know, work closely with the community, you know, we love to work in that community, you know, however, you know, it's just become a lot more difficult and it's taking a lot more time to develop there. So any questions I'd be glad to answer.

CHAIRPERSON CALARCO:

So, I believe, with that Ecke Avenue, I guess you're calling it, what are you calling it now?

MR. BRITZ:

Metcalf Meadows.

CHAIRPERSON CALARCO:

Metcalf Meadows. So that project is our paper road. So Ecke Avenue isn't actually there, right, so you have to build out all the infrastructure that goes along with that project.

MR. BRITZ:

Correct. It crosses over to -- and Hampton and Brookhaven, yeah.

CHAIRPERSON CALARCO:

And the -- originally I think half of those parcels were slated for Habitat for Humanity. Is that now changed and the entire projects going to come under LIHP?

MR. BRITZ:

Yes. The new plan for the town is to have LIHP as the sole developer to do a manor style.

CHAIRPERSON CALARCO:

And I think there were also a couple of parcels that were in this first that were still privately owned. Are you going to seek acquisitions of those?

MR. BRITZ:

Yes, we're working with the town now to do an acquisition plan and they're, you know, they're going to work on getting those parcels as part of it.

One of the problems and the delays we had originally with working with Habitat is we came to the County for infrastructure dollars to build a road to do the drainage and all the infrastructure that went into it, but because of those privately owned parcels, we couldn't use the County fundings cause it couldn't benefit those private owners so that's why now we're cobbling together those private properties, once we have those in place we'll probably be back before you to work on the infrastructure or acquisition funding for these -- for this development.

CHAIRPERSON CALARCO:

Okay. Thank you very much, I know we've spoken about these projects in North Bellport a number of times and I think this is definitely the best approach to try to deal with in the neighborhood there, you need to do it block by block and not just a home here and a home there, it doesn't always work that way.

MR. BRITZ:
Exactly.

CHAIRPERSON CALARCO:
Great, thank you very much. Anyone have any questions for James or Leah? Seeing none, I have a motion and a second. All those in favor? Opposed? Abstentions? **IR 1726 is approved. (VOTE: 5-0)** Thank you very much for coming out.

IR 1727 - Authorizing a two-year extension for the development of seven parcels of land transferred pursuant to the 72-h Affordable Housing Program to the Town of Southampton. (Co. Exec.) I'll make a motion.

LEG. LINDSAY:
Second.

CHAIRPERSON CALARCO:
Second by Legislator Lindsay. Does anybody have any questions for the folks from Southampton? Seeing none, all those in favor? Opposed? Abstentions? **IR 1727 is approved. (VOTE: 5-0)**

IR 1728 - Returning to the County a parcel of land previously transferred pursuant to the 72-h Affordable Housing Program to the Town of Southampton. (Co. Exec.) I've been advised that this needs to be tabled, there's a technical correction. I'll make a motion to table, second by Legislator Lindsay. All those in favor? Opposed? Abstentions? **IR 1728 is tabled. (VOTE: 5-0)**

IR 1729 - Returning to the County a parcel of land previously transferred pursuant to the 72-h Affordable Housing Program to the Town of Islip. (Co. Exec.) Make a motion to approve.

LEG. LINDSAY:
Second.

CHAIRPERSON CALARCO:
Second by Legislator Lindsay. Any questions on the motion? All those in favor? Opposed? Abstentions? **IR 1729 is approved. (VOTE: 5-0)**

Jason, there was a number of these returning parcels -- is the plan to auction these off?

MR. SMAGIN:
So once we actually have the approval for the parcels to revert back to the County we would then analyze each one to see whether there is another County use for it or if it is surplus to the County's needs therefore one that would go onto the auction.

CHAIRPERSON CALARCO:
With the hope to having that done before you put the auction out this fall.

MR. SMAGIN:

Well, the hope is that the ones that are surplus to the County's needs would be listed in this auction, yes.

CHAIRPERSON CALARCO:

Okay, great. Thank you.

IR 1730 - Returning to the County a parcel of land previously transferred pursuant to the 72-h Affordable Housing Program to the Town of East Hampton. (Co. Exec.) Make a motion to approve, second by Legislator Lindsay. Any questions on the motion? All those in favor? Opposed? Abstentions? **IR 1730 is approved. (VOTE:5-0)**

IR 1731 - Returning to the County a parcel of land previously transferred pursuant to the 72-h Affordable Housing Program to the Town of Brookhaven. (Co. Exec.) We'll have a same motion, same second.

LEG. HAHN:

I have a question on this one.

CHAIRPERSON CALARCO:

Sure. Go ahead, Legislator Hahn.

LEG. HAHN:

So this piece of property, I was wondering if you could tell me if -- there's a whole bunch of empty open space that appear to be paper lots next to it. Is that parkland, 1731?

MR. SMAGIN:

I would have to look into this exact one to see the surrounding parcels whether that is parkland. Again, if this is a parcel returning back to the County, it would be evaluated by Parks in whether it, you know, prior to being disposed of to see if it's -- there's another need for it.

LEG. HAHN:

Okay. Yeah, cause it doesn't make sense that if all of that is protected land already, or should be, that we would auction. So I just would want to make sure.

MR. SMAGIN:

Yeah, okay. Yeah, absolutely, that's why I'm not committing that any of these parcels being on the auction if it's surplus to the County's needs, that is the only time that anything could be potentially put onto the auction.

LEG. HAHN:

And, do you mind if I just ask a question about the one that we've just finished, we just went over 1730. That was in East Hampton. Do you know why that one failed? I mean, it looks like a pretty, you know, active location and, you know, I'm just surprised that they weren't able to be successful there.

MR. SMAGIN:

I actually think this parcel here may be being requested by the Town of East Hampton to be transferred to their open space. So they don't want it for affordable housing they would like it for -- for open space.

LEG. HAHN:

Really. How big is it?

MR. SMAGIN:

Hold on.

LEG. HAHN:

Are they offering to buy it?

MR. SMAGIN:

If we transfer it for open space it would come back to the Legislator and then when we do transfer it for open space --

LEG. HAHN:

Cause they have lots of money in their --

MR. SMAGIN:

To pay the County investment for any transfer for open space.

LEG. HAHN:

Okay. Do we know the market value on that, like, have when we do appraisals or anything?

MR. SMAGIN:

There hasn't been an appraisal done. When we do transfer it I believe we do a range of value of the worth of the property so you would see that with the resolution if it is one that does get transferred for open space.

LEG. HAHN:

Or they could buy it from us.

MR. SMAGIN:

It has been that when we transfer for open space they pay the County investment.

LEG. HAHN:

Okay. Or they pay the market value cause --

MR. SMAGIN:

-- pay the County --

LEG. HAHN:

-- it's a very valuable property probably, so. Okay, thank you.

CHAIRPERSON CALARCO:

More valuable to sell at auction. Okay. 1731 we have before us. We do have a motion and a second. Correct? Any other questions? All those in favor? Opposed? Abstentions? **IR 1731 is approved. (VOTE: 5-0)**

IR 1732 - Returning to the County parcels of land previously transferred pursuant to the 72-h Affordable Housing Program to the Town of Babylon. (Co. Exec.)

LEG. McCAFFREY:

Motion.

CHAIRPERSON CALARCO:

Motion by Legislator McCaffrey, second by Legislator Kennedy. On the motion, anyone? All those in favor? Opposed? Abstentions? **IR 1732 is approved. (VOTE: 5-0)**

IR 1750 - Authorizing planning steps for implementation of Suffolk County Workforce Housing Program (Sandy Hollow Cove). (Co. Exec.) This is the project we were talking about at length at the beginning of the Committee. Legislator Kennedy, did you still want to make your motion to table?

LEG. KENNEDY:

Motion to table for a change from co-op to condos and for a cap on expenditures.

LEG. McCAFFREY:

Second.

CHAIRPERSON CALARCO:

I have a motion to table by Legislator Kennedy, second by Legislator McCaffrey. I think that we, you know, this is simply -- doing the planning steps, it's not committing us to any financial commitment at this point in time. What I'd like to do is make a motion to discharge without recommendation, allow the -- the County Executive's Office to make the appropriate amendments that need to be made before we vote on this on the floor.

LEG. LINDSAY:

Second.

CHAIRPERSON CALARCO:

Second by Legislator Lindsay. Any discussion on the issue? Legislator McCaffrey.

LEG. McCAFFREY:

What could be done between now and then? Would it be able to -- would they be able to, George, I guess this is directed to you, would they be able to make the amendments necessary for us to vote on it on the -- I mean, we don't have any opposition to this, but, you know, Legislator Kennedy brings up a good point about, you know, caps on things and the correct language and there's --

MR. NOLAN

Well, we're past the amended filing deadline. The only thing I would say is the only caveat is if the changes they make are so minor that I could consider them a scriveners error, just a drafting error, then possibly it could be eligible for a vote, but I'd have to see what the amendments, the changes are to the resolution. If it's amendment we can't vote on it Tuesday, even if we discharge it here.

MS. HORST:

I think we're trying to see if we can make those amendments and maybe come to you as a CN on Tuesday.

MR. NOLAN:

Well then it wouldn't matter really what we do here.

CHAIRPERSON CALARCO:

No, it does not. It is your opinion that they -- this likely amounts to a amendment and --

MR. NOLAN:

Sounds like it.

CHAIRPERSON CALARCO:

Okay. Well, then I withdraw my motion and we'll move forward with the tabling motion and allow the County Executive, if they so choose, to pursue the CN on Tuesday, I would support that.

LEG. KENNEDY:

One more question. What do you estimate the cost for appraisal on this property is?

MR. SMAGIN:

We don't do estimates on the amount of the cost of the appraisal. What we do is we put out an RFP, people respond with the -- then we then --

LEG. KENNEDY:

I am aware --

MR. SMAGIN:

Yeah.

LEG. KENNEDY:

-- but in the past you have done hundreds and hundreds of appraisals so can you give me an estimate of --

MR. SMAGIN:

I cannot give you an estimate of the cost of what the appraisal would be. It's, you know, this is a different kind of appraisal than just land acquisition for open space --

LEG. KENNEDY:

Correct.

MR. SMAGIN:

-- cause we're going to be appraising it with the certain restrictions of what the value is with the density and everything else of what the project is, so I cannot give an estimate.

LEG. KENNEDY:

Okay, thank you.

MR. SMAGIN:

I have the developer here who's willing to make an estimate.

LEG. KENNEDY:

Bravo.

MR. GALLO:

We have to order these appraisals and we have, I mean, we had to provide it to the State, I understand the County needs their own appraisal, but typically the appraisal's about \$7500 all in.

LEG. KENNEDY:

You said 7500?

MR. GALLO:

Correct.

LEG. KENNEDY:

Okay, thank you.

MR. GALLO:

That would be at the high end. By the way, we shared the renderings of Speonk Commons, if you'd like, I could pass around the rendering of Sandy Hollow. It was designed to fit in contextually with Southampton Manor House and Barn, worked very, very hard with the town planning department to sort of get to this. If you swipe twice, this is the initial building, (Indicating), that way it'll look at the -- the back building.

CHAIRPERSON CALARCO:

Okay, on the motion to table, it looks like the Exec's Office needs to make some amendments to this resolution. I would be certainly open to supporting the CN on Tuesday so we can move this forward. But I think we do need make those technical changes before we can approve the resolution. Okay? We have a motion and second for it to table. All those in favor? Opposed? Abstentions? **IR 1750 is tabled. (VOTE: 5-0)**

IR 1751 - Authorizing planning steps for implementation of Suffolk County Workforce Housing Program (Speonk Commons). (Co. Exec.) I'm guessing this is the same situation.

LEG. KENNEDY:

Motion to table for same reasons.

LEG. McCAFFREY:

Second.

CHAIRPERSON CALARCO:

Okay, so we have a motion to table by Legislator Kennedy, second by Legislator McCaffrey. Again, the County Exec's Office will make efforts to get this amended and bring it to us as a CN on Tuesday, which I would be very comfortable voting for. All those in favor? Opposed? Abstentions? **IR 1751 is tabled. (VOTE: 5-0)**

IR 1754 - Opting into state legislation in relation to special retirement plans for sheriffs, undersheriffs and deputy sheriffs. (Pres. Off.) I will make a motion to approve.

LEG. McCAFFREY:

Second.

CHAIRPERSON CALARCO:

Second by Legislator McCaffrey. Are there any questions on this? Both the union and representative of the Sheriff's Office is here. I guess maybe Counsel or somebody could just give us a brief explanation on what this is so it's on the record.

MR. NOLAN:

Right. This has to do with the retirement, credit service that the deputy sheriffs get. My understanding is if for some reason they have like an injury and they're not working in the jail, that under State law right now they don't get credit towards their 20 years of service. Maybe I'm misunderstanding, maybe I should put this to --

CHAIRPERSON CALARCO:

Chief Sharkey maybe you want to come forward and explain the process. My understanding is this has to do with the fact that the Sheriff's Office has to individually certify that every deputy sheriff is working in a police capacity throughout the course of the year to qualify for the pension system and this system puts it into a default that they are, in fact, serving in a police capacity allows them to qualify.

CHIEF SHARKEY:

Yeah, that's essentially the explanation. This has been a pension system we've been participating in for in excess of 20 years and this is an administrative change, it eliminates the need for us to every year to go to the State and file papers and every year making individual certifications for every officer. So it's cost neutral, as a matter of fact, in our opinion at the Sheriff's Office is going to save us work because we don't have to go through that process every year.

CHAIRPERSON CALARCO:

Okay. Does anybody have any questions for the Chief? I think that -- Okay, we have a motion and a second. All those in favor? Opposed? Abstentions? **IR 1754 is approved. (VOTE: 5-0)**

IR 1761 - Adopting Local Law No. -2016, A Local Law to strengthen regulation of pet dealers and pet stores in Suffolk County. (Martinez) I'll make a motion to table for public hearing, second by Legislator McCaffrey. All those in favor? Opposed? Abstentions? **IR 1761 is tabled. (VOTE: 5-0)**

I have no other items on the agenda this morning. Seeing no other issues we are adjourned.

THE MEETING CONCLUDED AT 11:02 AM