

**LABOR, WORKFORCE
AND
AFFORDABLE HOUSING COMMITTEE
OF THE
SUFFOLK COUNTY LEGISLATURE**

Minutes

A regular meeting of the Labor, Workforce and Affordable Housing Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on August 11, 2008.

MEMBERS PRESENT:

Leg. DuWayne Gregory - Chairperson
Leg. Ricardo Montano - Vice-Chairman
Leg. Jay H. Schneiderman
Leg. Brian Beedenbender
Leg. Kate Browning.

MEMBER NOT PRESENT:

Leg. Daniel Losquadro - Excused Absence

ALSO IN ATTENDANCE:

George Nolan - Counsel to the Legislature
Renee Ortiz - Chief Deputy Clerk - Suffolk County Legislature
Joe Muncey - Budget Review Office
Jill Moss - Budget Review Office
Ben Zwirn - Deputy County Executive
Patrick Heaney - Commissioner Economic Development
Brenda Rosenberg - Director, Department of Labor
Jill Rosen-Nikoloff - Director - Affordable Housing
Joe Sansavarino - Community Development Director
Bob Martinez - Aide to Legislator Montano
Linda Bay - Aide to Minority Leader
Paul Perillie - Aide to Majority Leader
Catherine Stark - Aide to Leg. Schneiderman
Debra Alloncius - AME Legislative Director
All other interested parties

MINUTES TAKEN BY:

Donna Catalano - Court Stenographer

(*THE MEETING WAS CALLED TO ORDER AT 11:02 A.M.*)

CHAIRMAN GREGORY:

We have a quorum. We're going to get started. We're going to do the Pledge of Allegiance led by Legislator Rick Montano.

SALUTATION

CHAIRMAN GREGORY:

Good morning, everyone. Unfortunately, Legislator Losquadro had a family situation to take of and he won't be here today. But let's get started with the agenda. We have no correspondence. We have a presentation by Jill Nikoloff.

COMMISSIONER HEANEY:

Good morning, Mr. Chairman. And congratulations to you, sir. Good morning to all the members of the committee. My name is Patrick Heaney. I am, like yourself, a fairly new arrival to, in my case, the position of Commissioner of Economic Development and Workforce Housing for Suffolk County.

I'm joined this morning with Jill Rosen-Nikoloff, who is going to be offering two presentations; one, concerning a proposal in the Town of Huntington that is an exciting proposal that is called the Columbia Street Take Back the Blocks Program, which is intended to take advantage of some dilapidated properties and work in with partnership with the town and the County to reinvent a part of this community.

The second proposal is probably in some ways, although smaller, more significant, because it deals with a potential partnership with the Village of Greenport and -- in conjunction with a community housing trust. And with that said, I would just at this point turn over any presentation that's going to be offered to Jill, who's done an awful lot of good work on this -- these proposals.

MS. ROSEN-NIKOLOFF:

Thank you very much, Skip. I just wanted to say that, you know, when I came from the private sector to public sector just a little over a year ago, I was just shocked by how hard it is to put these workforce housing deals together. But in that period of time, we've managed to to put several deals together that are ripe, two of which are before you today and for which I really would like your endorsements so I can go forward with planning steps resolutions on these. I think you'll find them to be worthwhile projects.

The first is 1703, Huntington Town Columbia Street Take Back the Blocks Project. Essentially, the Take Back the Blocks Project is a town initiative designed to redevelop blighted areas by replacing it with well designed owner-occupied units with accessory dwellings on them. I just want to introduce the people I've worked with very closely on this project who are here from Huntington Town. I have Doug Aloise, Director of Community Development, Joan Cergol, special Assistant to Huntington Town Supervisor Frank Petrone, Jeffrey Hartman, he's the engineer working on the project, Alison Carpy from the Long Island Housing Parnership, and Reba Sinischalchi, she's the Vice-Chairman of the Huntington Coalition, Housing Help and the Chair of the Huntington Affordable Housing Trust fund. We also have from the community Al White, who's on the Take Back the Blocks Committee member (sic) and a Columbia Street resident, all in favor of the program.

Let me just give you a thumbnail sketch. The project requests the County to jointly with the town purchase two parcels representing 46 an 14 Columbia Street in Huntington Station. The town will donate the two adjacent parcels. The plan is then to demolish the three dilapidated buildings that are on it and build 14 units affordable to people earning under 80% of the HUD area median income.

The combined parcels, if you look at them, makes sort of an arrowhead, and they're in -- you can see a tax map in a handout that I gave you. And it makes a really nice gateway into that community in Huntington Station. Let me just give you a few facts and figures. The County and the

town will buy the two parcels for an aggregate purchase price of 975,000. The County's only requirement here is to pay half, which we've never done in one of these projects before, for a price of 487,500. And the town will pay half, plus the town will donate two parcels worth approximately \$500,000.

They've also asked the County to put in \$100,000 in infrastructure for a total County investment of \$587,500 or a mere \$41,964 per unit. The balance comes from the Town CDA and the Town Housing Trust Fund in an aggregate amount when you count in the value of the land that's being donated of \$1,155,413. From the State, we also get a whopping \$1,460,000 in the State's Restore Program. That's already been committed to this project.

For all that, we get 14 units. There will be seven -- and there's a rendering over there, if you can take a look at it. Of course, all of the -- the numbers and design often changes in the process, but this is what we're hoping it to look something like. So we get seven owner-occupied units of about -- three bedrooms of about 13 -- 1350 square feet each, each with a 750 square foot apartment. That's how you get your 14 units. The price per house after all the subsidies are added in is estimated to be about \$173,255. So you can see this is a great partnering of three levels of government. It's a great deal for the County, a great bang for the buck. We get 14 units for half the price. And we get -- we'll get credit for having assisted with building 14 workforce housing units and redeveloping a terribly dilapidated area.

CHAIRMAN GREGORY:

Any questions? Legislator Montano.

LEG. MONTANO:

Good morning. How are you there? Congratulations on your appointment.

COMMISSIONER HEANEY:

Thank you, Rick.

LEG. MONTANO:

Should we call you Patrick, Skip or --

COMMISSIONER HEANEY:

Just don't call me late for lunch.

LEG. MONTANO:

Don't call you late for lunch.

COMMISSIONER HEANEY:

Jill, a while back there was a proposal that had come in that was -- I understand it was different from this in terms of buying some parcels in Huntington. I believe that was a different -- different site. But the only question I had was in terms of the homes that were -- are being purchased, has an agreement already been reached with the property owner as to a price?

MS. ROSEN-NIKOLOFF:

Yes. There's been negotiations between the town and the owner. It's a private owner. They've done appraisals.

LEG. MONTANO:

That's the second question.

MS. ROSEN-NIKOLOFF:

Right. I'm not at a position to go to contract. Once you authorize me to go forward with planning steps, if the appraisal comes in at that number, we can go with it. I cannot pay more than the

appraised value. So should it come back less than that number, I'm going to have to go back and negotiate with him.

LEG. MONTANO:

Right. Okay. So because of the way market is fluctuating right now, the bottom line is that whatever we pay is going to be based on an appraisal and we're going to pay market value for that property.

MS. ROSEN-NIKOLOFF:

Right. But the appraisals at highest and best use are going to be significantly higher given the 14 units you'll now have on the properties, I think. That's my opinion.

LEG. MONTANO:

So they're going to do a best use appraisal on that?

MS. ROSEN-NIKOLOFF:

That's usually how it's done.

LEG. MONTANO:

Okay. Not a problem. Okay. Thank you.

CHAIRMAN GREGORY:

Legislator Beedenbender.

LEG. BEEDENBENDER:

I just had a quick -- I'm just curious. I've seen a bunch of these, but I've never seen once where you built it and then you also built a legal apartment with it. I was just wondering where that idea came from. I'm not opposed to it at all, it's just -- it seems a little bit different than the ones I've seen in the past.

MS. ROSEN-NIKOLOFF:

It was certainly a recommendation of the County's Workforce Housing Commission. And the town in its analysis as part of its Take Back the Blocks Program has also recognized that having that extra -- first of all, you create a rental unit, which we desperately need in Suffolk County.

LEG. BEEDENBENDER:

Absolutely.

MS. ROSEN-NIKOLOFF:

And you create income for the homeowners, so you can almost guarantee that that house remains functioning and doesn't fall into foreclosure.

LEG. BEEDENBENDER:

Well, it's great. I just hadn't seen it before, so I was just curious how this one came up. So that's good. That's all I have.

CHAIRMAN GREGORY:

This Take Back the Blocks Program, it's a town initiative?

MS. ROSEN-NIKOLOFF:

Yes, it is.

CHAIRMAN GREGORY:

Is this the first? You don't work for the town, but is it the first project under that program?

MS. ROSEN-NIKOLOFF:

Well, this is the first project that we all fully endorses. There was a prior matter that came up, but all parties including the town recognized that it wasn't an appropriate program for the County to be a part of. So that's why we're pushing forward with Columbia, and we think it's an excellent project.

CHAIRMAN GREGORY:

Great. Legislator Browning.

LEG. BROWNING:

Yeah. Brian and I were talking about the Tower Street. I know that that was something that came way back when. What's going on with that one?

MS. ROSEN-NIKOLOFF:

The town actually bought it. They used their own money.

LEG. BROWNING:

Okay. Because I remember the appraisal coming up not too long ago.

MS. ROSEN-NIKOLOFF:

Yeah. It was not the right program for us to be involved with in my opinion, and the County Executive concurred. And ultimately, Supervisor Petrone agreed, and so they went ahead and used, I think, Housing Trust Fund monies.

AUDIENCE MEMBER:

Our own funds.

MS. ROSEN-NIKOLOFF:

Your own funds to purchase it. So it got taken care of.

LEG. BROWNING:

How long did this all take?

MS. ROSEN-NIKOLOFF:

All what?

LEG. BROWNING:

With the community development, this current Columbia --

MS. ROSEN-NIKOLOFF:

This proposal?

LEG. BROWNING:

Yeah.

MS. ROSEN-NIKOLOFF:

About -- well, about a year since I came on. I mean, the Take Back the Blocks Program has been around for like five years, but it never really got off the ground. But we kind of focused on it, so about a year we've been working on this development.

LEG. BROWNING:

Okay. I'm asking on a selfish reason, because you know we're working on something.

MS. ROSEN-NIKOLOFF:

I got you. And we want to try and have this closed by the end of the year. So we're going to try and fast track the appraisals, and then we'll come back for funding.

LEG. BROWNING:

Okay. Well, we'll be talking more about mine. Thanks.

CHAIRMAN GREGORY:

Okay. Thank you. You want to talk about Greenport?

MS. ROSEN-NIKOLOFF:

You want me to go right into Greenport or you want to vote on --

CHAIRMAN GREGORY:

Yeah, sure.

MS. ROSEN-NIKOLOFF:

IR 1738, that's the -- this is a workforce housing project that's unique because it's the Community Land Trust of Southold, Inc. And it's a not-for-profit entity. And they've been trying to get operational for -- I just spoke with the President, Andrea Reeve -- for about seven years. And we've made it a priority a couple of -- several months ago, Legislator Losquadro introduced legislation wanting to get the County much more involved with Community Land Trusts. We said we were working on that with the Southold Community Land Trust. So made it a priority to get them up and running.

So over the last year, we've managed to -- through the help of Andrea Reeve, who's the President and Bill Moore, who some of you may know who's counsel and has donated a lot of time to this project, we've been able to find them a perfect piece of land in the Village of Greenport. They have gone to contract, and we are about ready to close. It's located at 314 Center Street on the corner of Third. It's about a third of an acre. And out of that, we will get six units, two bedrooms each. Four will be two floors, and two of the units will be one floor to make them, I guess, disability assessable.

What they're asking for us from us is \$400,000 from the County. But once again, we have to go through the appraisal process. And the cost per unit there is 66,666. It's a little higher than the other one, but we're getting less density. And we're doing something very terrific, because when we get them up and operational, they will be first mainland Community Land Trust on Long Island, which is an achievement.

Everyone is trying to get land trusts up and going, and we've managed to do that. And Fisher's Island had one for about 20 years and it's very operational, it works well, but never on mainland. So it's a foot in the door. And then, you know, we'll be the initial funders, and they'll go out after that and get private funding, and they'll raise money through the land leases. And they're on their own after that. So what we're asking for is \$400,000.

CHAIRMAN GREGORY:

Any questions?

MS. ROSEN-NIKOLOFF:

It's all under 80%. The subsidized sale price will be 167,666.

CHAIRMAN GREGORY:

Legislator Browning.

LEG. BROWNING:

Jill, you mentioned land leases. So they lease the land rather than --

MS. ROSEN-NIKOLOFF:

Right. They own the land and -- CLT owns the land, and they lease it to the homeowner. Usually it's a 99 year renewable lease, so that it remains affordable almost forever. The reason it makes -- it's a vehicle to make it affordable is because the owner does not have to pay the land costs. And as they grow and they get grants and they buy more land, they build the houses, they don't charge the

owner for the land.

LEG. BROWNING:

So they don't pay a property tax.

MS. ROSEN-NIKOLOFF:

They do pay property tax. They do pay property tax, but they don't -- they don't pay for the land, so the cost is cut. Much like, you know, we do. When we put our money in, we zero out the land cost.

LEG. BROWNING:

Okay. I get you.

CHAIRMAN GREGORY:

Mr. Montano.

LEG. MONTANO:

Jill, since they don't own the land, they don't own the property, it's a leasehold, right?

MS. ROSEN-NIKOLOFF:

Correct.

LEG. MONTANO:

Okay. What happens when the value of the property increases, you know, the market value goes up and they want to sell? Do they partake in any of the equity or they simply -- someone is raising their hand back there. I don't know how you want to answer it. Bill, you want to come forward.

MS. ROSEN-NIKOLOFF:

I'm going to let Bill answer it, but there are limits just like there are in our program. But different land trusts have different formulas for allowing the homeowner to get some equity out. I don't know how this one works.

LEG. MONTANO:

I'm curious as to how it works, and I have some -- go ahead.

MR. MOORE:

Sure. William Moore for the Land Trust. We have a formula that when you buy into this and you own the townhouse unit, there is a recapture provision, and you're only limited to a very small percentage. Not a zero, but the goal is to keep these perpetually affordable. There is a limitation on your chance to pick off on the equity. That's part -- that's part of the condition of kind of getting in; you're getting a house and getting in there, you're not expected to get a windfall profit later on.

LEG. MONTANO:

Right. But what happens if you're in the property for 20 or 25 years and you want to -- you know, you want to move out and you want to retire, and then you want to sell your home the way every -- everyone else does? What's the situation there?

MR. MOORE:

We still have a limitation on that. Unfortunately, this is not going to be the vehicle by which this is your great retirement nest egg.

LEG. MONTANO:

Okay.

MR. MOORE:

One of the interesting things to see, and we don't know yet, I've been involved in other affordable

housing projects out in Southold where we had a seven or 10 year diminishing cap, and after ten years, you could then gain all of the equity on a resale. We lost those houses to affordability then. They were no longer available to the market, and that's the problem. So I think people going in to these programs have to understand this is not the vehicle for you to make your money and sell later.

LEG. MONTANO:

It's almost more like a rental unit than it is --

MR. MOORE:

In a sense. I mean, it's so hard to get your foot in there as a renter. These are smaller units. This particular project is 910 square feet, small families. The goal really would be starter housing, get your foot in there, you know, show how you can save your money and move to the next house.

LEG. MONTANO:

What's the down payment required on these? Are these 95% financing, 100% financing or does it vary?

MS. REEVE:

Suffolk County National Bank --

LEG. MONTANO:

I can't hear you. Could you come forward and put yourself -- put your name on the record just so we have it.

MS. REEVE:

Andrea Reeve. I'm with the Community Land Trust of Southold. When we first started this, I had long discussions with Bridgehampton National Bank who agreed to give us a building loan, and then the Long Island Housing Partnership suggested that Suffolk County National Bank might give us individual takeout loans with closing costs -- you know, accommodations for closing cost. I haven't talked to them in the last three months about this, but we had a commitment to them.

LEG. MONTANO:

So that's like 106% of financing, is that how that -- is that how that program works?

MS. REEVE:

They will pay -- they will give down payment assistance, and depending on the circumstances, closing cost.

LEG. MONTANO:

The question I'm asking is are these units fully mortgaged? In other words, the mortgage that the homeowner is taking out, is it going to be 100% of the value? Is there a 10% down payment? The reason I'm asking is that you talk about starter homes, and I think it's a good concept. But on the flip side of that, if somebody -- if you have a young family like my daughter, and -- you know, she's looking for a house now. And she's coming to me for the down payment, so -- like all kids do. So the bottom line is that if I give her ten or \$20,000 for her purchase, my idea is that ultimately she gets some equity from the house, she sells it, maybe I'll get my money back, maybe it will be a gift, but the bottom line is now she has money to move from that starter house into her first house and someone can come into that starter home. So it's good that we're keeping it affordable, but what about the initial down payment, because she's really getting no equity on that either, I would imagine unless you're doing 100% financing.

MS. ROSEN-NIKOLOFF:

May I?

LEG. MONTANO:

Yeah, go ahead, Jill.

MS. ROSEN-NIKOLOFF:

In the affordable world, the affordable housing world, it's different than if you and I just went to buy a house and they would require 20, sometimes given what's going on in the mortgage industry now, it's higher than that. Buyers can get down payment assistance through Joe Sanseverino's program, that's one thing.

LEG. MONTANO:

Is that 25,000? That's not the 25,000, that's a different program, right?

MS. ROSEN-NIKOLOFF:

Yeah, that's a different program.

LEG. MONTANO:

Okay.

MS. ROSEN-NIKOLOFF:

And because it's affordable housing, you work with banks and you work with SONYMA, and usually the down payment is between three and 5%.

LEG. MONTANO:

Okay. So it's as minimal as it can be. It's not 100% financing.

MS. ROSEN-NIKOLOFF:

That's correct. It's not treated as a mortgage if I went in, you know, where they'd ask me for my first born.

MS. REEVE:

And as they pay off their mortgage --

LEG. MONTANO:

What was that?

MS. REEVE:

As they pay off their mortgage, they are building equity when they go to --

LEG. MONTANO:

Okay. Good. All right.

MS. REEVE:

When they go to sell --

LEG. MONTANO:

I didn't factor that in. That's a good point.

MS. REEVE:

When they go to sell, they still have to pay off the rest of the mortgage, and they are allowed a -- it's not tied to the CPI, it's tied to wage inflation in the Town of Southold. So if they own it for 25 years and wages go up 2%, they will recoup that wage inflation, so that we're trying to keep it affordable for the next guy.

LEG. MONTANO:

Right.

MS. REEVE:

So, yes, they can build equity and they can move on.

LEG. MONTANO:

Okay. Thank you. I appreciate the information.

CHAIRMAN GREGORY:

Legislator Schneiderman.

LEG. SCHNEIDERMAN:

Thank you. If you could stay at the podium, I have a series of questions. It sounds like a wonderful project. It sounds like potentially the individuals who get in that their monthly payments, their mortgage payments, will be less than a typical rent in the area. So it's -- plus, they'll be owners.

Let me first ask you, since that's so great for those six families, people, tell me a little bit about your selection process. Who gets to win the lottery, so to speak? Is it a lottery? How is it done? Are there local preferences for the Greenport community or the firefighters, things like that?

MS. REEVE:

There will be local preferences for at least two of the units for people who live and/or work in Greenport. There is a housing lottery in the Town of Southold. Long Island Housing Partnership is assisting us with advertising which is required by some of the subsidies that we're getting. So there will be a very large pool. And in the end, it will be a lottery of qualified buyers. Long Island Housing Partnership will assist us with making sure that they are credit worthy and that the people who end up in the lottery can actually carry this.

LEG. SCHNEIDERMAN:

Right. I know of one situation where a lottery was chosen, and it was not done publically, just the housing director announced who -- can you tell me what safeguards are in place to make sure that it's a fair and open lottery?

MS. REEVE:

We expect that it will be done in the Greenport Firehouse.

LEG. SCHNEIDERMAN:

And everyone will be invited?

MS. REEVE:

Yes.

LEG. SCHNEIDERMAN:

Okay.

MS. ROSEN-NIKOLOFF:

The Housing Partnership, I believe, will be administering it.

MS. REEVE:

Yes.

LEG. SCHNEIDERMAN:

Okay. Well, that's good. That gives me some comfort. Now, are you going to be doing any kind of continued income verification? In other words, like a Section 8, you don't get to stay in Section 8 for life. If your income suddenly goes up, you get a better job, you don't necessarily need to have an affordable apartment. You know, here you're creating something, somebody potentially could stay in for 30 years. They could be income-eligible in the beginning, but five years from now, they might not need affordable housing, somebody else does. They're basically in what is in essence a

rent-controlled apartment. Now they have a great deal, but don't necessarily need it, and you have no way to switch, I don't believe. Do you?

MS. REEVE:

We hadn't intended to do income verification, but the size of the units are such that if you're moving up in the world, you're not going to want to stay in a 910 square foot building.

LEG. SCHNEIDERMAN:

Okay. And these are -- kind of moving to a different train of thought here. This is in Greenport. This is all sewerred, right?

MS. REEVE:

Yes. It's public water and public sewerred.

LEG. SCHNEIDERMAN:

Okay. And the County's funds, is this -- are they being delivered as a grant or as a loan? What form -- maybe this is for Ms. Rosen-Nikoloff, but sometimes these funds return to the County in a revolving fashion, sometimes we maintain ownership through a deed, sometimes it could be a grant. So how are these -- in this particular instance, are we giving the 400,000 to the Housing Trust? Are we going to own this property?

MS. ROSEN-NIKOLOFF:

No, we're not going to own this property. We don't want to own the property, we just want to fund the land cost. And we will, of course, take a lien back for the subsidy --

LEG. SCHNEIDERMAN:

We'll take a lien.

MS. ROSEN-NIKOLOFF:

Yeah, we'll take lien back, because --

LEG. SCHNEIDERMAN:

That's only if it ceases to be affordable that we get our money back.

MS. ROSEN-NIKOLOFF:

That is correct. If they breach the covenants and restrictions, we take it back.

LEG. SCHNEIDERMAN:

All right. So it's not a form of a loan, but we'll actually get our money back.

MS. ROSEN-NIKOLOFF:

That is correct. And we are supposed to get an annual report.

LEG. SCHNEIDERMAN:

I guess this is back to you guys. How are decisions made there? Is there going to be a Board of Directors? Are the owners going to actually have a say in how the property is managed?

MS. REEVE:

Board of Directors for Community Land Trust is tri-partite; one-third of the board is from community, from the actual units, one-third are businesspeople, and one-third are elected people; politicians, people -- people who are instrumental in the community.

LEG. SCHNEIDERMAN:

Okay. So what is the philosophy about common charges, maintenance fees? Is it something that's going to be a fundraising source for the Land Trust, or is it just simply to cover the cost of the one facility?

MR. MOORE:

Primarily it's to cover the cost of the facility, and in the context that you'll be putting a reserve fund aside for the maintenance and things like that that have to happen.

LEG. SCHNEIDERMAN:

Of that facility. So there will be some kind of contingency account, but there won't be fees above and beyond the operational costs?

MR. MOORE:

It will be nominal to the extent that the -- the Land Trust is getting started here. This is its first project.

LEG. SCHNEIDERMAN:

I'm not saying that I would actually object to it.

MR. MOORE:

No. No.

LEG. SCHNEIDERMAN:

I just want to understand. And if some money is going back to the Land Trust, I want to know what kind of -- what kind of safety check is on that so that even know I know the monthly payments for these individuals will be low, if they get hit with a high monthly common charge, it could make it unaffordable. And I want to see the checks and balances.

MR. MOORE:

Right. That's budget is being worked out. There is hope to make an administrative piece for the Land Trust to provide the administrative oversight that's needed for that piece of property; hiring whoever is going to mow the lawn or whoever is going to take care of the maintenance and that kind of stuff. But that budget has not been formulated. I'm sure we can work with Jill on that as those numbers come in.

LEG. SCHNEIDERMAN:

Okay. And it sounds like the fees are -- it's not so much to get the Land Trust more money to buy other properties, but it's to operate this one particular property. I think that's all the questions I have. I want to congratulate you guys, because I think this is the right direction. It sounds like an excellent project in a community where it's needed, where land values have been accelerating very quickly and a lot of people have been displaced. I know the Village Board has been working really hard in Greenport to try to figure out ways to keep working people in the community, and you are part of that, and I thank you for that.

MR. MOORE:

Thank you.

CHAIRMAN GREGORY:

Thank you. Let's go through the agenda.

TABLED RESOLUTIONS

1435. Authorizing planning steps for implementation of Suffolk County Workforce Housing Program (ROMAINE).

Motion to table.

LEG. BEEDENBENDER:

Second.

CHAIRMAN GREGORY:

All in favor? Against? Abstentions? **TABLED (VOTE:5-0-0-1 - Not present; Legis. Losquadro).**

IR 1698. Approving the reappointment of Dr. Richard E. Dibble as a member of the Suffolk County Public Employment Relations Board (COUNTY EXEC).

Do I have a motion?

LEG. BROWNING:

I'll make the motion.

CHAIRMAN GREGORY:

Legislator Browning.

LEG. BEEDENBENDER:

I'll second. It's a reappointment.

LEG. SCHNEIDERMAN:

Is he here though anyway? Sometimes they're here.

CHAIRMAN GREGORY:

Okay. On the motion.

LEG. SCHNEIDERMAN:

Well, he took the time to come. We appreciate that, we certainly appreciate your service to the County. Anything you want to add before we vote on your reappointment?

MR. DIBBLE:

No. I've served on the PERB since 1998. I hope I've made a significant contribution, and I would hope to continue and be reappointed.

LEG. SCHNEIDERMAN:

And major issues or changes that you would like see in regard to your committee?

MR. DIBBLE:

I think the three-person board that we have has functioned quite smoothly and efficiently over the years. I wouldn't recommend a larger board. We have had, you know, support from the Department of Labor in terms of personnel services, administrative services. We meet several times a year. I think it's worked well.

LEG. SCHNEIDERMAN:

What would be the biggest challenge you're facing?

MR. DIBBLE:

Pardon?

LEG. SCHNEIDERMAN:

What would be the biggest challenge you're facing there?

MR. DIBBLE:

I don't know that there have been any major challenges. Certainly, within Labor Management Relations issues come up that we have had to deal with. There's been, you know, a decertification over the last couple of years, in one case, we had to deal with that. There's always potential for an impasse. Much of the work involves maintaining a panel of experienced arbitrators who can be

assigned to grievance hearings as they arise.

LEG. SCHNEIDERMAN:

Have we seen a growth in the number of grievances, or has it been pretty steady?

MR. DIBBLE:

I think it's been pretty steady. I haven't seen any increase or decrease over the time I've been there.

LEG. SCHNEIDERMAN:

Again, thank you for your service. Thank you for coming down.

LEG. MONTANO:

It's a four-year term.

MR. DIBBLE:

Pardon me.

LEG. MONTANO:

Good morning, Doctor. How are you? It's a four-year term, right?

MR. DIBBLE:

It's six years.

LEG. MONTANO:

Six-year term.

CHAIRMAN GREGORY:

Anybody else?

LEG. MONTANO:

Yeah, because I'm looking at the resolution, it says the term expired April 20th, 2008, and it's going into -- it's approved for a term expiring on April 23rd, 2012. That's four years, that's why I'm asking. It should be six years, right? Counsel.

MR. NOLAN:

Well, it's a County Executive resolution. We can make the change today and still be able to vote on it at our General Meeting next week. So send out a head's up to the County Executive's people that maybe they want to amend this resolution. We can vote it out of committee the way it is, but it should be changed.

MR. NANESS:

It's Suffolk County Law 44-6, just for the record. My name is Jeffrey Naness, Counsel to the Board.

LEG. MONTANO:

I'm sorry. Jeffrey, Suffolk County Law what?

MR. NANESS:

44-6.

LEG. MONTANO:

And what does that say?

MR. NANESS:

Said members shall be appointed for terms of six years.

LEG. MONTANO:

Six years, right. So all we need to do is we can vote this today and then amend it prior so you get your extra two years. We don't want that to go in minus two.

CHAIRMAN GREGORY:

Okay. Anyone else. We have a motion and a second. All in favor? Opposed? Abstentions?
APPROVED (VOTE:5-0-0-1 - Not present; Legis. Losquadro).

MR. DIBBLE:

Thank you.

CHAIRMAN GREGORY:

Thank you.

IR. 1700. Authorizing the disbursement of funds from the Suffolk County Living Wage Contingency Fund for Brightwaters Child Care and Development Center, Inc. dba Kiddie Academy of Brightwaters, the Community Programs Center of Long Island, Inc., and Kids Place Early Childhood Day School, day care providers under contract with the Department of Social Services (COUNTY EXEC).

Do we have a motion?

LEG. MONTANO:

Motion.

CHAIRMAN GREGORY:

Motion by Legislator Montano, seconded by Legislator Beedenbender.

LEG. SCHNEIDERMAN:

On the motion.

CHAIRMAN GREGORY:

On the motion.

LEG. SCHNEIDERMAN:

On the motion, yeah. I just wanted to find out, one, why this is before us and also, how we're doing on the law that we had passed requiring that child care centers be paid within a certain timeframe.

CHAIRMAN GREGORY:

Counsel.

MR. NOLAN:

These represent payments to the day care providers. It's basically hardship money to help them comply with the Living Wage Law. So I don't know that this has --

LEG. SCHNEIDERMAN:

So this is not reimbursement, this is just Living Wage?

MR. NOLAN:

This is to help them comply with Living Wage, yeah.

LEG. SCHNEIDERMAN:

Okay. But on the related issue of the law we passed reimbursing day care centers for -- or not really reimbursing them, but giving them the component of the funding within a certain amount of time, is that -- do we have any updates in terms of whether the County has been complying with

that?

MR. NOLAN:

You're talking prompt payment?

CHAIRMAN GREGORY:

Legislator Browning.

LEG. BROWNING:

Actually, I met with the -- I was at a meeting with the Welfare to Work Commission, and it came up with the day care providers that were there. They said they are being paid on time and everything is -- they're very happy.

LEG. SCHNEIDERMAN:

Excellent.

CHAIRMAN GREGORY:

Okay. We have a motion, we have a second. All in favor? Opposed? Abstentions? **APPROVED (VOTE:5-0-0-1 - Not present; Legis. Losquadro).**

1703. Authorizing planning steps for implementation of Suffolk County Workforce Housing Program (COUNTY EXEC).

I make a motion to approve.

LEG. MONTANO:

Second.

CHAIRMAN GREGORY:

Seconded by Legislator Montano. All in favor? Opposed? Abstentions? **APPROVED (VOTE:5-0-0-1 - Not present; Legis. Losquadro).**

LEG. SCHNEIDERMAN:

List me as a cosponsor on that.

1738. Authorizing planning steps for implementation of Suffolk County Workforce Housing Program (COUNTY EXEC).

I make a motion to approve.

LEG. SCHNEIDERMAN:

Second.

CHAIRMAN GREGORY:

Seconded by Legislator Schneiderman.

LEG. SCHNEIDERMAN:

I'll cosponsor this also.

CHAIRMAN GREGORY:

All in favor? Opposed? Abstentions? **APPROVED (VOTE:5-0-0-1 - Not present; Legis. Losquadro).**

Motion to adjourn. Thank you[.|. |.]

(*THE MEETING WAS CALLED TO ORDER AT 11:36 PM.*)

{ } DENOTES BEING SPELLED PHONETICALLY