



NASSAU COUNTY

LAND BANK CORPORATION

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Jonathan C. Gaffney
Executive Director

NASSAU COUNTY LAND BANK CORPORATION

July 29, 2021 BOARD MEETING MINUTES

Board Attendance:
Meredith A. Hughes
Kennetha Pettus
Francis Moroney
Errol E. Williams
Evlyn Tsimis

Audience:
Ted Hommel
Cecilia Capers

Meredith Hughes opens the meeting:

- 1) Board Resolution
 - a. Request for the board to vote for Jonathan Gaffney Executive Director Sign Contracts and file grant application on behalf of the Land Bank

Motion Made:
Kennetha Pettus Called a motion
Errol Williams second the motion

Outcomes: Board Voted and approved the motion to have a Board Resolution for Jonathan Gaffney for Jonathan Gaffney Executive Director Sign Contracts and file grant application on behalf of the Land Bank

- 2) Update on Harvard & Cruikshank Ave
 - a. Development Plan

- i. Drafted Development Plan
- b. Home Funds
 - i. Status on Home funds
- c. Enterprise

Executive Director Jonathan presented the Development Plan for the Harvard and Cruikshank properties. (JG) Discussed with the Board. The financial position the Land Bank is trying to be in so we can have internal resources to develop both properties. Also informed the Board about the home funds, Enterprise Grant, and the selling of a few properties for funds. No questions or concerns. (JG) also expressed that the development plan that was send will be presented to Enterprises as well. The Goal for the Enterprise is not for the funder to take back anymore grant funds!

3) Jefferson Ave Malvern lot

- a. There is a request to the Land Bank that the Board to vote on changing the stipulations to the deed at the Jefferson/Malvern lot.
- b. The buyers are looking to sell the property to the neighbors. The Concern is that the neighbors are not looking to develop that land. They are looking to add the lot to their property. There is no plan for the possible new buyer to develop affordable housing at all. They have maintained the property for years and the seller who we closed with on July 20th is looking to resell the lot the the neighbors. The neighbors are not interested to build or resell. They would like to absorb the lot as their own.

(JG) The Buyers of Jefferson Ave was looking to resell the Jefferson Malvern lot to the neighbors. The concern was the convent on the deed that requires the owners of the Jefferson lot to develop the property for affordable housing. The issue is the neighbors who live next to the lot aren't developers and aren't looking to develop the land. The Board had concerns about the developer buying the lot and shortly reselling it, then asking for the Land Bank to revise the restrictions. The Board chose not to move forward with lifting any Deed restrictions.

4) Affordable housing Developer:

- a. New affordable housing developer looking to build and then rent out the home to those who need subsidized housing/vouchers or sell under our affordable housing covenants.

(JG) Started the conversation with a possible developer who was looking into the 60 steward ave location. JG said that he will forward the Board the Introduction letter about the developer who was soliciting land from the Land Bank.