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2 **ECONOMIC DEVELOPMENT, PLANNING & HOUSING COMMITTEE**  
3  
4 **OF THE**  
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6 **SUFFOLK COUNTY LEGISLATURE**  
7  
8 **MINUTES**  
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12 A meeting of the Economic Development, Planning & Housing Committee  
13 of the Suffolk County Legislature was held in the Rose Y. Caracappa  
14 Legislative Auditorium of the William H. Rogers Legislature  
15 Building, 725 Veterans Memorial Highway, Smithtown, New York on May  
16 5, 2021 via in person and Zoom conference.  
17

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19  
20 **MEMBERS PRESENT:**

21 Leg. Kara Hahn, Chairperson  
22 Leg. Susan A. Berland, Vice Chair  
23 Leg. Samuel Gonzalez  
24 Leg. Kevin J. McCaffrey  
25 Leg. Robert Trotta  
26 Leg. Jason Richberg  
27 Leg. William Spencer  
28

29 **ALSO IN ATTENDANCE:**

30 Presiding Officer Robert Calarco, 7th Legislative District  
31 Leg. Bridget Fleming, 2nd Legislative District  
32 Leg. Anthony Piccirillo, 8th Legislative District  
33 Sarah E. Simpson, Counsel to the Legislature  
34 Dan Dubois, Chief Deputy Clerk/Legislature  
35 Elizabeth Stroehlein, Budget Review Office  
36 Derek Stein, Aide to Presiding Officer  
37 Guy Calla, Aide to Leg. McCaffrey  
38 Mary Elizabeth Galle, appointee/Planning Commission  
39 Janet Gremler, Suffolk County Department of Health Services  
40 Frances Pierre, Commissioner/DSS  
41 Ken Knappe, Director of Finance/DSS  
42 Karlesha Hewlett, Principal Assistant Attorney/DSS  
43 Sarah Lansdale, Director/Economic Development and Planning  
44 Mikael Kerr, Department of Economic Development and Planning  
45 Dorian Dale, Department of Economic Development and Planning  
46 Matt Kapell, Department of Economic Development and Planning  
47 John Schneidawin, Director of Business Development and  
48 Communications/Department of Economic Development and Planning  
49

50  
51  
52 **MINUTES TAKEN BY:**

53 Diana Flesher, Court Stenographer  
54

55 **MINUTES TRANSCRIBED BY:**

56 Denise Weaver, Legislative Aide

**THE MEETING WAS CALLED TO ORDER AT 12:35 PM**

**CHAIRPERSON HAHN:**

Excellent. Okay, welcome to today's meeting of the Legislature's Economic Development, Planning & Housing Committee. If we could all rise for a salute to the flag led by Legislator Berland.

**SALUTATION**

Okay, welcome. To the Clerk, was there correspondence that had been circulated recently on this?

**MR. DUBOIS:**

None specific to this Committee.

**CHAIRPERSON HAHN:**

Thank you. Public portion: In person public comments will not be permitted during this meeting. Those interested in addressing Legislators may do so over Zoom by signing up at [www.scnylegislature.us/committeepublicportion](http://www.scnylegislature.us/committeepublicportion). Speakers will be limited to three minutes. Members of the public may also send written testimony by e-mail to [clerk.legislature@suffolkcountyny.gov](mailto:clerk.legislature@suffolkcountyny.gov) or by regular mail to the attention of the Clerk's Office at the Suffolk County Legislature, P.O. Box 6100, Hauppauge, New York 11788. Audio testimony will be accepted by voicemail at (631) 853-3685. Callers may leave a three-minute message. Submitted comments will be distributed to Legislators.

**APPOINTMENT RESOLUTIONS**

First we have appointment resolutions. **IR 1315 - To appoint member of the Suffolk County Planning Commission representing the Town of Shelter Island Mary Elizabeth Galle. (Co. Exec.).** We do have her here today. Welcome, Mary. If you could un-mute yourself and then you could give us a little bit of your background, introduce yourself to the Committee. And if any Committee members have questions, they'll ask you those. So go ahead. Hello.

**MS. GALLE:**

Hi.

**CHAIRPERSON HAHN:**

Thank you for your willingness to serve in this capacity.

**MS. GALLE:**

Thank you. Yes, I'm from the Town of Shelter Island. It's a pleasure to have the opportunity to actually serve on this Committee. I'm kind of hoping to serve with the intent to listen and view all sides of each project that's presented.

A little history. I was born on Shelter Island, born and raised on Shelter Island. Worked several summer jobs on it, you know, local restaurants and the Pridwin Hotel, in particular, most jobs were there. This experience gave me a long -- lifelong understanding of how local businesses really serve their communities.

1  
2 I also, as a young adult, once I worked in -- lived in New York  
3 City, I would return to Shelter Island every weekend. And while  
4 there were really super fun weekends, I still spent most of my time  
5 working at a -- with my sister's market on Bridge Street and just  
6 seeing her work through that for year after year having seasonal  
7 business, just really gave me the understanding of the inner  
8 workings of a small business in a small town.

9  
10 In 1989, my husband and I purchased our first home, which after  
11 much debate, was on Shelter Island. Most people thought we were  
12 pretty crazy, especially our lender, but we often say that it was  
13 the best thing we ever did. We still own this home today. As  
14 things evolved in our lives, we moved to São Paulo, Brazil,  
15 returned and settled in Fairfield, Connecticut. I created a very  
16 successful real estate business as a realtor with William Raveis  
17 Real Estate for 15 years, transferred my license to New York and  
18 decided to make the move to Shelter Island on a permanent basis in  
19 2016. I currently work for Corcoran on Shelter Island and has  
20 started to see the same success that I had in my business in  
21 Fairfield here on Shelter Island now.

22  
23 My transaction history is widely ranging due to the fact that I had  
24 the exposure in Connecticut so my transactions -- homes sold were  
25 from about 70,000 to 6 million. This range has given me the  
26 opportunity to work with a diverse client base and has -- I've seen  
27 every transaction in its uniqueness based on the people that I  
28 serve.

29  
30 Being focused on solutions is really my mainstay of why I'm  
31 successful in my business and I hope to bring that to the Suffolk  
32 County Planning Commission.

33  
34 I'm a member of several organizations, community organizations,  
35 committees and clubs. I love my community and I try to do what I  
36 can to help it. My greatest accomplishment is being married to my  
37 best friend for 35 years and raising three successful adults. And  
38 that's where I am and thank you so much for your time today.

39  
40 **CHAIRPERSON HAHN:**

41 Thank you very much for telling us your story. I, too, was born  
42 and raised in Suffolk County and came back because of my love for  
43 my community. And it's so nice to be able to be come back --

44  
45 **MS. GALLE:**

46 Yeah.

47  
48 **CHAIRPERSON HAHN:**

49 -- to your home in your heart and to want to give back to benefit,  
50 you know, your home. So, thank you very much for your willingness  
51 to do this. Is there anyone on the Committee who has any questions  
52 for Elizabeth?

53  
54 **LEG. RICHBERG:**

55 Madam Chair, I'd like to make a motion to approve.

1 **CHAIRPERSON HAHN:**

2 Motion by Legislator Richberg; seconded by myself. I don't see any  
3 hands. Legislator Gonzalez, was that your hand? No.

4  
5 **LEG. GONZALEZ:**

6 I'm good.

7  
8 **CHAIRPERSON HAHN:**

9 I know that the Planning Commission does meet later today. I'm  
10 sure you won't be -- you're not gonna be approved in time for the  
11 full Legislature but that is virtual and may be interesting.

12  
13 **MS. GALLE:**

14 I will try to check it out.

15  
16 **CHAIRPERSON HAHN:**

17 Okay.

18  
19 **LEG. RICHBERG:**

20 Madam Chair.

21  
22 **CHAIRPERSON HAHN:**

23 Legislator Richberg.

24  
25 **LEG. RICHBERG:**

26 I believe Legislator Fleming --

27  
28 **CHAIRPERSON HAHN:**

29 I mean, I just see her -- her hand must have just gone up because I  
30 checked the list a moment ago. Legislator Fleming.

31  
32 **LEG. FLEMING:**

33 Yes, thank you, Legislator Hahn. I'm not a member of this  
34 Committee so thank you for just giving me a second. I just want to  
35 thank Elizabeth for her willingness to serve. We worked together  
36 on transportation issues so I know how well she knows the needs and  
37 concerns of the region with regard to development, with regard to  
38 really the character of Shelter Island and how it fits in the whole  
39 region so this is very exciting. We've had vacancies on the East  
40 End seats on the Planning Commission for many years and now this  
41 completes the trifecta, we did Southampton, East Hampton and now  
42 Shelter Island.

43  
44 So, thank you all for this support. This is really exciting and I  
45 wish -- Elizabeth, I wish you all the luck in the world. I know  
46 you're gonna represent us well. And thank you, Legislator Hahn,  
47 for letting me just weigh in a little bit and thanks to the  
48 Committee for considering this great appointment.

49  
50 **CHAIRPERSON HAHN:**

51 Of course, we've been waiting for the County Executive to find  
52 appointments for these three towns. So, thank you, Legislator  
53 Fleming, for working with the County Executive to do that and get  
54 them the representation.

55  
56

12:41PM

12:41PM

12:41PM

12:42PM

1 **LEG. FLEMING:**

2 I'm sorry, can I just note also, this came directly from Shelter  
3 Island government; right?

4  
5 **CHAIRPERSON HAHN:**

6 Yes.

7  
8 **LEG. FLEMING**

9 Elizabeth is a recommendation of Gerry Siller and his town board,  
10 so, thank you.

12:43PM

11  
12 **CHAIRPERSON HAHN:**

13 Excellent. Thank you. Okay. We have a motion and a second. Roll  
14 call.

15  
16 **(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)**

17  
18 **LEG. RICHBERG:**

19 Yes.

12:43PM

20  
21 **CHAIRPERSON HAHN:**

22 Yes.

23  
24 **LEG. BERLAND:**

25 Yes.

26  
27 **LEG. GONZALEZ:**

28 Yes.

29  
30 **LEG. TROTTA:**

31 Yes.

32  
33 **LEG. McCAFFREY:**

34 Yes.

35  
36 **LEG. SPENCER:**

37 Yes.

38  
39 **MR. DUBOIS:**

40 Seven. **APPROVED (VOTE: 7-0-0-0)**

12:43PM

41  
42 **CHAIRPERSON HAHN:**

43 1315 is approved. This does have to go before the full Legislature  
44 next Tuesday but you do not need to be present for that discussion.  
45 So thank you very much for being here today virtually and we look  
46 forward to working with you.

47  
48 **MS. GALLE:**

49 Thank you.

12:43PM

50  
51 **PRESENTATION**

52  
53 **CHAIRPERSON HAHN:**

54 Thank you. Okay, now we have a presentation. Suffolk County  
55 Landbank presentation on 2020 accomplishments. We do have Director  
56 Lansdale here and a number of staff members from Economic

1 Development Department and the Landbank. Director Lansdale.

2  
3 **DIRECTOR LANSDALE:**

4 Thank you so much. We're just gonna go through a brief  
5 presentation and then we're happy to answer all of your questions  
6 if you have any. So this is our annual report. We want to thank  
7 the -- all of the members of the Legislature for considering and  
8 voting on resolutions that facilitate the transfer of properties to  
9 the Landbank over the past couple of years.

10  
11 Next slide. And with us today we have Mike Kerr, we have Janet  
12 Gremli. Janet's with the Suffolk County Department of Health  
13 Services. We have a great partnership with the Health Department  
14 and I want to give a huge shout-out to them for working  
15 cooperatively on this effort and many other efforts. We also have  
16 Matt Kapell, who will probably join as well as Dorian Dale.

17  
18 So in 2020 we marketed 12 Brownfields. Those are vacant or tax  
19 delinquent properties that may or may not have environmental  
12:45PM 20 contamination. We were able to sell five of them and we have four  
21 sites pending sale as of March of this year. So overall, we have  
22 generated over \$7 million in back taxes since 2013 to Suffolk  
23 County and that's really as a result of the collaboration with the  
24 Landbank, the Health Department and the Controller.

25  
26 We've also, because of our historic memorandum of understanding  
27 with New York State DEC, we've been able to -- where the DEC has  
28 cleaned up some of these properties previously and put liens on the  
29 cleanup costs associated with individual parcels, we negotiated a  
12:46PM 30 Memorandum Of Understanding to equally or proportionally split the  
31 revenues that are generated in these sales. So we've remitted over  
32 \$63,000 back to New York State pursuant to their cleanup costs and  
33 then those liens then are extinguished on the properties.

34  
35 We're also working to provide information not only to the County  
36 through the Health Department but to perspective purchasers of  
37 properties about the environmental conditions on these properties,  
38 so we do that through environmental site assessments. So we  
39 conduct phase I, environmental site assessments as well as phase II  
12:47PM 40 environmental site assessments. I also want to give a shout-out to  
41 our law department who works very closely with us in this entire  
42 process and all of our members of our Landbank Board.

43  
44 Next slide. So since 2014, we were founded in 2013, but since 2014  
45 we were able -- we've been able to, with your support, transfer 15  
46 tax delinquent properties to developers for remediation and  
47 redevelopment. And, as I've said, collect over \$7.1 million in  
48 back taxes. That's through our scared straight efforts where  
49 property owners now know that there's -- we've closed that loophole  
12:48PM 50 and that we have this mechanism to sell these tax liens on tax  
51 delinquent properties.

52  
53 Now, I'm going to turn it over to Mike to talk about some specifics  
54 of some properties.

1 **MR. KERR:**

2 Thanks, Sarah. So, I'm just gonna go over some highlights -- two  
3 highlights from last year. So, this project spotlight is 95 Main  
4 Street in West Babylon. It was a former, the former Medegen  
5 facility, so it was a medical waste disposal facility. It was tax  
6 delinquent for 14 years costing the County roughly \$32,000 every  
7 year in outstanding tax liens of \$439,000. The estimated  
8 remediation was 350 to \$400,000 for primarily relating to the  
9 disposal of biological and medical waste and baghouse filters on  
10 the site, which consisted of dioxins and furans, which are  
11 suspected carcinogens and hormone disruptors.

12:49PM

12 So we ended up selling the property for \$50,000 in 2018. And last  
13 year they completed the remediation, they completed the renovation  
14 of the site and found new -- two new industrial tenants to occupy  
15 the building. So this is kind of just a, you know, an update  
16 for -- you know, we were really happy to see this one, you know,  
17 come full circle.

18

19 So the next one is a property that we just sold last year. This is  
20 a -- this is Prudent Pest Controls, a former pest control business  
21 in Copiague. The yearly cost to the County of \$14,000, outstanding  
22 taxes of \$150,000, an estimated cleanup cost of approximately  
23 \$82,000. We ended up selling it for \$40,000 and the owner now is  
24 about 50% of the way through the remediation so we've actually --  
25 we've given him, you know, as you may know, the Landbank, we hold a  
26 certain amount of money back, you know, until the cleanup is  
27 completed and we'll release it in stages as the buyer's hit certain  
28 milestones so they have a tranche of money to kind of do that next  
29 phase. So he's about 50% done with the remediation and we're  
30 hoping the next couple of months he'll be completely done and he  
31 plans to turn it into an office and showroom for his -- his home  
32 construction business. Sarah, I'll go back to you.

12:49PM

33

34 **DIRECTOR LANSDALE:**  
35 Sure. Legislator Hahn, is Matt in the waiting room? Matt Kapell?  
36 If not, I can carry on with the presentation.

37

38 **CHAIRPERSON HAHN:**  
39 I am looking. I do not see him.

12:50PM

40

41 **DIRECTOR LANSDALE:**  
42 Okay. So I will carry on. So another avenue of work that the  
43 Landbank conducts specifically is on bank foreclosed properties  
44 otherwise known as zombie properties. So, in 2020, we acquired  
45 five properties and we sold two to first-time homebuyers as  
46 affordable housing. These are income-qualified first-time  
47 homebuyers and we are -- we have donated one home to Habitat for  
48 Humanity and we are preparing to sell nine properties in -- or  
49 donate nine properties in 2021.

12:51PM

50

51 So overall, we spent almost \$200,000 acquiring properties. We  
52 invested 377,000 in property improvements and have generated in  
53 sales \$425,000 in the sales of those properties, which is then  
54 invested back into this program for future acquisitions and rehab.  
55 And this is just an overview of -- since 2014. And this is, to  
56

1 note, this is money that has been granted to us to acquire these  
2 properties and rehab these properties as grant funds from the New  
3 York State Attorney General's Office. These are not technically  
4 County tax dollars. We've invested overall \$3.5 million in  
5 acquiring and renovating zombie properties, which has a ripple  
6 effect in the neighborhoods that have been blighted by these types  
7 of properties.

8  
9 We've also been very careful about looking at the properties that  
10 banks would like us to acquire or would like to donate to us and  
11 making sure that they're not in the floodplain. So if they are, we  
12 have identified, for instance, two such properties that are in the  
13 floodplain that we received as donations. And instead of putting  
14 at-risk families in a floodplain, even if they're affordable  
15 housing, we have instead worked with our local partner in the Town  
16 of Brookhaven to have them generously tear down the homes, the  
17 existing structures and convert those properties for wetlands  
18 restoration. These two examples are in the Mastic-Shirley  
19 Conservation Area.

20  
21 We've also donated properties, five homes specifically, to Habitat  
22 for Humanity for the construction of new homes. Next.  
23 [Indicating] And this is just an example of a property that we  
24 have donated to Habitat for Humanity. Next. [Indicating] And these  
25 are before and after photos. Next. [Indicating] And these are  
26 after so you can see that we're investing in the community and  
27 hopefully the entire neighborhood is -- benefits from this work.  
28 Next. [Indicating] So these are the properties that we acquired in  
29 2020 and the ones that we disposed in 2020 and these specifically  
30 are listed on our website. Next. [Indicating] And these are the  
31 properties that we at the close of the fiscal year, which is the  
32 calendar year, the properties that we disposed of and their status.

33  
34 **MR. KERR:**

35 [Indicating] And these are list of the Brownfield properties that  
36 we sold last year. These also are, you know, they're listed on our  
37 website and we can also make the -- the contracts available upon  
38 request as well if anyone is interested. [Indicating] And these  
39 are our current grants. So in 2018 the Landbank was awarded \$1.3  
40 million in Community Revitalization Initiative Funding, which is  
41 the -- the attorney general funding that came through the bank  
42 settlement. So that was planned to expire -- the reporting period  
43 was planned to expire by December 31st of 2020. Due to COVID, they  
44 extended that for a number of landbanks throughout the State  
45 through June 30, 2021 and they're currently -- we're currently in  
46 talks with them and with a number of other landbanks, again, to  
47 extend that reporting period to the end of the year to allow us to  
48 spend-down any of the remaining money that we have.

49  
50 **DIRECTOR LANSDALE:**

51 Thanks, Mike. [Indicating] And this is our audited financial  
52 statements. They're available online in full. Thank you. Next  
53 slide. So I want to thank you for your support and happy to answer  
54 any questions.



1 **CHAIRPERSON HAHN:**

2 Okay. Thank you, Director Lansdale and staff. We have a question  
3 from Legislator Richberg.

4  
5 **LEG. RICHBERG:**

6 Yes, this is like -- you can almost count on me asking a question  
7 at this point in time. So, to your -- Director Lansdale, thank you  
8 to you and your staff because you guys have been very, very  
9 helpful with a lot of things but -- you know, in the proactiveness  
10 of your department.

12:56PM

11  
12 So I guess my first question -- my first series of questions, just  
13 in case somebody asks, is -- so those companies who we get to move  
14 into the area or even for the folks who are homeowners now, who are  
15 getting to be homeowners, are we connecting them with other  
16 services after -- after the sale? You know, are we connecting them  
17 with, you know, the Business Development folks and Department of  
18 Labor or, you know, I don't know, Long Island Housing Partnership  
19 or, you know, other things to make sure that they -- they're  
20 maintaining being successful depending on where they are.

12:57PM

21  
22 **DIRECTOR LANSDALE:**

23 So, on our Zombie Program for first-time homebuyers, they are  
24 receiving counseling through -- we partner with the Long Island  
25 Housing Partnership and Community Development Corporation of Long  
26 Island and Habitat for Humanity. So they are receiving support  
27 through those agencies.

28  
29 **LEG. RICHBERG:**

30 Okay. But for the businesses we haven't real done that yet?

12:57PM

31  
32 **DIRECTOR LANSDALE:**

33 We haven't. That's a good question and something that we will work  
34 on.

35  
36 **LEG. RICHBERG:**

37 I know you guys are spent through with, you know, doing COVID stuff  
38 and all the other stuff that you guys are doing and putting out  
39 fires but, you know, maybe, you know, I don't know if that's a  
40 conversation for other sets of departments that they should be, you  
41 know, reaching out to you at a certain point in time, you know, to  
42 say, *oh, okay, where are we with this property or what have you.*  
43 Because since you have all this stuff on your website it would be  
44 helpful for other folks to be paying attention to it you as well.  
45 Thank you. That's all my questions.

12:58PM

46  
47 **CHAIRPERSON HAHN:**

48 Thank you, Legislator Richberg. We had Legislator Spencer.

49  
50 **LEG. SPENCER:**

51 Thank you, Madam Chair. Sarah, I noticed most of the properties  
52 that you have in the pipeline that it seemed to be concentrated  
53 predominantly in Mastic and there were some in Wyandanch. How do  
54 you identify the properties? Who -- is it by complaint; do we go  
55 out and actively seek them? How to do we find the properties that  
56 we have in the program?

1  
2 **DIRECTOR LANSDALE:**

3 So on the Brownfield side we work specifically with the Brownfield  
4 Interagency Working Group or task force. And that's a group made  
5 up of the Controller's Office as well as Economic Development and  
6 Planning and Health and the Law Department. There might be some  
7 others. And that committee identifies, looks at all of the tax  
8 delinquent properties and reviews to see whether there is any  
9 potential for environmental contamination. They go through -- the  
10 Health Department accesses their records and databases to see if  
11 there are any potential flags for any spills or any issues. And  
12 it's determined at that committee which properties are flagged on  
13 the Do Not Take list.

14  
15 So this is -- these would be then properties that the County does  
16 not want to take into its inventory because of the liability  
17 associated with the environmental contamination. The properties  
18 that comprise the Do Not Take list, then become properties eligible  
19 for the Suffolk County Landbank to then look at performing phase I  
20 and phase II -- possible phase I and phase II in environmental site  
21 assessments. We do that only after we've contacted them,  
22 introduced ourselves to them and said that, you know, *we're here*  
23 *and there is a way for us to -- if you don't pay your taxes, for us*  
24 *to be able to sell the liens and transfer ownership.* And that's  
25 what I referred to as these, you know, scaring them straight and  
26 that's how we've actually generated over \$7 million for the County  
27 in introducing ourselves to -- to these property owners, sometimes  
28 conducting phase I's, sometimes going on their properties with the  
29 heavy equipment and Janet and doing phase II environmental site  
30 assessments. So anywhere kind of through that process, current  
31 property owners can pay up their taxes and then we're no longer  
32 involved.

33  
34 In terms of the zombie side of things, the zombie properties are  
35 identified a number of different ways, a number of different  
36 sources. One is through the National Community Stabilization  
37 Trust, which is a clearing house of banks that want to dispose of  
38 these foreclosed properties.

39  
40 Another source of properties could include, you know, working with  
41 our Department of Real Estate and seeing if there are properties  
42 eligible that way and we have a resolution on the agenda in this  
43 Committee where, you know, we are -- DSS is offering two properties  
44 that were in their inventory. So there are a couple of different  
45 ways. I hope that answered your question.

46  
47 **LEG. SPENCER:**

48 Yes. Yes, it did. Thank you. Thank you very much.

49  
50 **CHAIRPERSON HAHN:**

51 Okay, it looks like Legislator Trotta.

52  
53 **LEG. TROTТА:**

54 I just -- I mean, it didn't happen last year, I mean, what happened  
55 -- the Steck property in my district, whatever happened with that?

1 **DIRECTOR LANSDALE:**

2 Sure. Mike, do you want to provide an update on that?

3  
4 **MR. KERR:**

5 Sure. So we've been in contact with the proposers throughout.  
6 They're still going through the Brownfield cleanup program. They  
7 submitted their final work plan to the DEC for review and comment  
8 and are awaiting comment currently. And then they're gonna reach  
9 out to us as soon as they receive that from DEC.

01:02PM 10

11 **LEG. TROTТА:**

12 How long has that been?

13  
14 **MR. KERR:**

15 It been about, I believe, a year-and-a-half for now -- now, so,  
16 about.

17  
18 **LEG. TROTТА:**

19 So it hasn't closed yet and we're still paying taxes on it.

01:03PM 20

21 **MR. KERR:**

22 Correct.

23  
24 **LEG. TROTТА:**

25 Just for the record we could have sold that in 2018 and we didn't  
26 and it would have been sealed and done by now. All right, thank  
27 you.

28  
29 **CHAIRPERSON HAHN:**

01:03PM 30

31 Thank you, Legislator Trotta. Were there other questions from  
32 members of the Committee or other Legislators? Legislator  
33 McCaffrey, did you have a question? You're muted. No?

34 **LEG. McCAFFREY:**

35 I do not, thank you.

36  
37 **CHAIRPERSON HAHN:**

01:03PM 40

38 Okay. Thank you very much, Director Lansdale, for all of your work  
39 and that of your staff. It did come up about staff and COVID  
40 responsibilities. And I think that we do need -- this Committee  
41 should get a report from your division as well as the department on  
42 where we are with staffing, where we are with positions, number of  
43 planners that we have, who do they report to, what are they doing,  
44 you know, what is not getting done or didn't get done because of  
45 COVID responsibilities. And maybe every meeting kind of, you know,  
46 get on top of this. We should be coming out of it now and  
47 understanding, you know, where we're at so I'm hoping next -- next  
48 committee meeting we can have that kind of reporting from yourself  
49 and the Commissioner.

01:04PM 50

51 **DIRECTOR LANSDALE:**

52 I'll relay your request to the Commissioner.

53  
54 **CHAIRPERSON HAHN:**

55 Thank you. Any other questions from the Committee? Thank you,  
56 again.

1  
2 We will move on. There are no Tabled Resolutions.

3  
4 **INTRODUCTORY RESOLUTIONS**

5  
6 **Introductory Resolution, IR 1316, Authorizing the transfer of two**  
7 **Department of Social Services owned real property to the Suffolk**  
8 **County Landbank Corporation. (Co. Exec.). I'm gonna bring in**  
9 **Commissioner Pierre.**

10  
11 **LEG. RICHBERG:**  
12 I'll make a motion to approve.

13  
14 **CHAIRPERSON HAHN:**  
15 We have a motion to approve by Legislator Richberg. I will second.  
16 We now have Commissioner Pierre, hello -- here as well as the --  
17 Director Lansdale, maybe if you want to summarize this one for us.

18  
19 **DIRECTOR LANSDALE:**  
01:05PM 20 Sure. There are two properties in DSS's inventory that they no  
21 longer need and they are proposing to transfer those two properties  
22 to the Suffolk County Landbank Corporation for -- for us to  
23 redevelop and as first-time, income-qualified first-time home  
24 buying opportunities.

25  
26 **CHAIRPERSON HAHN:**  
27 So why would they -- can you just explain the Social Services  
28 inventory; what these two properties are and how we got a hold of  
29 them.

01:06PM 30  
31 **COMMISSIONER PIERRE:**  
32 Hi. I have Karlesha Hewitt with me as well. She's a DSS attorney  
33 that's been working on these properties with Economic Development.

34  
35 **MS. HEWITT:**  
36 Good afternoon. Can you hear me okay?

37  
38 **CHAIRPERSON HAHN:**  
01:06PM 39 Yes, if you don't mind for our stenographer, if you can state your  
40 name and title for the record. Is that what you need? Thank you.  
41 Yes, if you could do that.

42  
43 **MS. HEWITT:**  
44 Principal Assistant District -- Principal Assistant Department of  
45 Social Services Attorney, Karlesha Hewitt. K-a-r-l-e-s-h-a  
46 H-e-w-i-t-t.

47  
48 **CHAIRPERSON HAHN:**  
01:07PM 49 Thank you, we have a stenographer here in the auditorium and the  
50 one we usually have folks come up, they're on the screen with their  
51 name. But because you're not I wanted to make sure she got that.  
52 Thank you. Okay, so the question was, I don't remember, I mean,  
53 maybe we have --

54  
55 **MS. HEWITT:**  
56 How we got the property.

1  
2 **CHAIRPERSON HAHN:**

3 Yeah, how we got these properties. I don't remember seeing  
4 something like this before so I would just -- and then why the  
5 Landbank is the best solution.

6  
7 **MS. HEWITT:**

8 So the Oakland Avenue property was obtained based on a resolution  
9 from 1987 that permitted Real Estate to transfer several properties  
01:07PM 10 to the Department of Social Services for use in the Homeless  
11 Assistance Program. Of those several properties, Oakland was  
12 included, that's how DSS got it. The Clinton Avenue property, in a  
13 similar fashion in 1987, there was another resolution that allowed  
14 the conveyance of this property to DSS by quitclaim deed, again, to  
15 be used for the Homeless Assistance Program.

16  
17 **CHAIRPERSON HAHN:**

18 And so a strategic decision is being made that these two properties  
19 no longer need to support the homeless program?

01:08PM 20  
21 **COMMISSIONER PIERRE:**

22 So basically we had six properties, Legislator Hahn. And of those  
23 six properties we've already transferred two of them.  
24 Understanding that it's a conflict to have us place people in  
25 permanent housing and if they're not paying, that we're also  
26 evicting them and putting them back in emergency housing. So, you  
27 know, I felt that having permanent housing in the protocol of  
28 emergency housing really causes a conflict for us.

29  
30 **CHAIRPERSON HAHN:**

31 And the Landbank comes in because --

32  
33 **COMMISSIONER PIERRE:**

34 They work with property. And, Sarah, I'll let you speak about that  
35 even further.

36  
37 **DIRECTOR LANSDALE:**

38 Thank you. So, yes, so the Landbank can come in. We have funding  
39 to rehab these properties.

01:09PM 40  
41 **CHAIRPERSON HAHN:**

42 So they need rehab and --

43  
44 **DIRECTOR LANSDALE:**

45 Yes.

46  
47 **CHAIRPERSON HAHN:**

48 -- instead of auctioning it's better to, you know, use the funding  
49 to rehab and then sell them.

01:09PM 50  
51 **DIRECTOR LANSDALE:**

52 And then we can work with our partners through the Long Island  
53 Housing Partnership and Community Development Corporation of Long  
54 Island to income-qualified first-time homebuyers and their  
55 families.

1 **CHAIRPERSON HAHN:**

2 Okay, so it will go -- it will be utilized -- the asset will  
3 continue to be utilized to help families in need of housing.

4  
5 **DIRECTOR LANSDALE:**

6 Yes, that's right.

7  
8 **CHAIRPERSON HAHN:**

01:10PM

9 Good. Okay. I see we have two hands, Legislator Kennedy followed  
10 by Legislator Trotta.

11  
12 **LEG. KENNEDY:**

13 I'm not on the Committee and Legislator Trotta had his hand up  
14 first so I will allow him to speak if that's okay with you. No,  
15 you don't care? Okay. I agree, this is a good use of property. I  
16 just want to ask, what is the estimated worth of these properties?  
17 And what was my second question, the estimated worth and --

18  
19 **CHAIRPERSON HAHN:**

01:10PM

20 Maybe the estimated investment?

21  
22 **LEG. KENNEDY:**

23 And are they livable at present?

24  
25 **COMMISSIONER PIERRE:**

26 So, I don't know the estimated worth. I don't know, Sarah does,  
27 but currently they're both vacant.

28  
29 **LEG. KENNEDY:**

01:10PM

30 Okay. But are they liveable? Are they habitable at this point?

31  
32 **COMMISSIONER PIERRE:**

33 One of them really isn't and they both kind of need work done.

34  
35 **MR. KAPELL:**

36 Neither one is habitable at the moment.

37  
38 **LEG. KENNEDY:**

39 Who said that?

40  
41 **MR. KAPELL:**

42 Hi. This is Matthew Kapell. I'm with the Suffolk Landbank. I  
43 inspected them personally and they are -- they're in disrepair and  
44 need significant investment to be habitable.

45  
46 **LEG. KENNEDY:**

47 What significant investment?

48  
49 **MR. KAPELL:**

01:11PM

50 Well, we have an estimate on one of the houses was upwards of  
51 \$200,000. We have not done -- we have not done feasibility studies  
52 on the other ones but, you know, from my experience with dealing  
53 with zombie houses, they're also gonna be in the same range.

54  
55 **LEG. KENNEDY:**

56 Okay. And how long has it been since they haven't paid taxes?

1 Since they were turned over in 1987? When they went to the County?  
2 We don't pay taxes on our own property; correct?

3  
4 **COMMISSIONER PIERRE:**  
5 Correct.

6  
7 **LEG. KENNEDY:**  
8 All right. Thank you.

9  
10 **CHAIRPERSON HAHN:**  
11 Thank you. Next, Legislator Trotta.

12  
13 **LEG. TROTТА:**  
14 How long have they been empty?

15  
16 **COMMISSIONER PIERRE:**  
17 One since April, about April 20th, Oakland. One of them is like  
18 two, three months and the other one was April 29th.

19  
20 **LEG. TROTТА:**  
21 So there were people living --

22  
23 **COMMISSIONER PIERRE:**  
24 Oh, sorry, April 20th. People were living in them, yes.

25  
26 **LEG. TROTТА:**  
27 But they're now deemed uninhabitable?

28  
29 **COMMISSIONER PIERRE:**  
30 Correct.

31  
32 **LEG. TROTТА:**  
33 Okay.

34  
35 **COMMISSIONER PIERRE:**  
36 We can -- we're gonna give you a little more information on the two  
37 homes.

38  
39 **LEG. TROTТА:**  
40 All right, so, we own them and we were -- how does that work? Do  
41 we charge social -- charge ourself for people living in them? How  
42 does that work?

43  
44 **MR. KNAPPE:**  
45 We would charge rent.

46  
47 **COMMISSIONER PIERRE:**  
48 So, Ken is here, so we would charge them rent, yes. Ken is trying  
49 to squeeze into the screen.

50  
51 **LEG. TROTТА:**  
52 Do you give them the rent to pay yourself?

53  
54 **CHAIRPERSON HAHN:**  
55 So let me just ask Ken to give his title and his name for the  
56 stenographer here since his name's not on the screen.

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01:13PM

01:14PM

**MR. KNAPPE:**

Good afternoon, everybody. My name is Ken Knappe. K-n-a-p-p-e. I am the Director of Finance for Social Services. And what would occur with these properties for the families that were living in there, there was a rent that was charged to those families and they would then pay DSS those monthly rent costs.

**LEG. TROTТА:**

Now, were they getting Section 8 housing? Were they getting paid from you and then --

**MR. KNAPPE:**

It really depended on the individual family's makeup. At times with the different people that have been in there, they received Section 8. Some may or may not have it, it depends, once again, about each family's makeup.

**MS. HEWITT:**

And this is attorney Hewitt speaking, just with these specific properties, on the Clinton Avenue property there was Section 8 we received but on the Oakland Avenue they were not receiving Section 8.

**LEG. TROTТА:**

So they were just paying their own rent?

**MS. HEWITT:**

Correct, at a lesser --

**LEG. TROTТА:**

Rate.

**MS. HEWITT:**

At a lesser amount.

**LEG. TROTТА:**

Do you know how much it was?

**MR. KNAPPE:**

On average it was about \$700 a month.

**LEG. TROTТА:**

For the whole house?

**MR. KNAPPE:**

Depending on -- yes, at the Oakland property, yes; the other one was around the same ballpark.

**LEG. TROTТА:**

So, now we're gonna give this to the Landbank and the Landbank is gonna fix it up?

**CHAIRPERSON HAHN:**

So we have a Zombie Home Program that Director Landsdale outlined for us earlier during the presentation but if you'd like to



1 summarize that again now, Director Lansdale, that would be helpful  
2 for this discussion.

3  
4 **DIRECTOR LANSDALE:**

5 Yes, so we would be using funds through our Zombie Home Program  
6 that would be either grant funds that we received from New York  
7 State through the Attorney General's Office or funds that the  
8 County -- that the Landbank, rather, has received through the  
9 proceeds of sales of prior zombie homes to rehab both properties.

01:15PM 10

11 **LEG. TROTТА:**

12 And then you're gonna put them up for sale and people who are gonna  
13 be -- who are -- don't have certain income will be able to buy  
14 them.

15  
16 **DIRECTOR LANSDALE:**

17 Income-qualified individuals, yes, you're right.

18  
19 **LEG. TROTТА:**

20 And they pay the full taxes.

01:15PM 21

22 **DIRECTOR LANSDALE:**

23 Yes.

24  
25 **LEG. TROTТА:**

26 Okay. All right, thank you.

27  
28 **LEG. RICHBERG:**

29 If I may, Madam Chair, it just seems like because of how precarious  
30 that whole situation was with, you know, how the rent was paid and  
31 the like, I think this seems like it's a better situation. It's  
32 probably cleaner for the department as well because, you know, if  
33 folks didn't pay, well, you know, what were we supposed to do? And  
34 I'm assuming I see the -- and I know I didn't ask for permission to  
35 speak, I apologize, but it just seems like this is a better  
36 mechanism. I see the attorney shaking her head in the background  
37 so I'm assuming this must have been a headache and a half for her.

01:15PM 38

39 So, I think this is a great idea and I don't think Social Services  
40 should be in a position where we're renting houses to folks. I  
41 think, you know, I think if we -- if they're non-profits or  
42 whoever we want to help, I think that makes sense, especially  
43 putting things on the tax roll. You know, as my colleagues say, we  
44 need to put more things on the tax roll and get more folks living  
45 in houses and this is a way to do it.

01:16PM 46

47 **CHAIRPERSON HAHN:**

48 Okay. Any other questions? We have a motion and a second, roll  
49 call.

01:16PM 50

51 (Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)

52  
53 **LEG. RICHBERG:**

54 Yes.

1 **CHAIRPERSON HAHN:**

2 Yes.

3

4 **LEG. BERLAND:**

5 Yes.

6

7 **LEG. GONZALEZ:**

8 Yes.

9

10 **LEG. TROTTA:**

11 Yes.

12

13 **LEG. McCAFFREY:**

14 Yes.

15

16 **LEG. SPENCER:**

17 Yes.

18

19 **P.O. CALARCO:**

01:17PM 20 Yes.

21

22 **MR. DUBOIS:**

23 Eight. **APPROVED (VOTE: 8-0-0-0/PO CALARCO INCLUDED IN VOTE)**

24

25 **CHAIRPERSON HAHN:**

26 Okay, 1316 is approved.

27

28 **Introductory Resolution 1331, Approving and authorizing a contract**  
29 **to promote convention business and tourism in Suffolk County. (Co.**  
30 **Exec.). I'll make a motion.**

01:17PM

31

32 **LEG. RICHBERG:**

33 I'll second it.

34

35 **CHAIRPERSON HAHN:**

36 Is there someone here from the, hold on one second, sorry. This is  
37 -- maybe this is what John --

38

39 **LEG. RICHBERG:**

40 Schneidawin.

41

42 **CHAIRPERSON HAHN:**

43 -- Schneidawin is here for. John, are you here to talk about 1331?

44

45 **MR. SCHNEIDAWIN:**

46 Hi, yes, I'm here.

47

48 **CHAIRPERSON HAHN:**

49 Okay. So, if you could introduce yourself for the stenographer  
50 that would be helpful.

01:18PM

51

52 **MR. SCHNEIDAWIN:**

53 Sure. I'm John Schneidawin. I'm the Director of Business  
54 Development and Communications for the Department of Economic  
55 Development and Planning.

56

1 **CHAIRPERSON HAHN:**

2 Thank you. Okay. So, if you wanna -- are you able to summarize  
3 for the Committee and the folks listening at home about the  
4 contract to promote convention business and tourism?  
5

6 **MR. SCHNEIDAWIN:**

7 Yeah, sure. I mean, basically the tourism promotion contract is  
8 about promoting our region, Suffolk County, domestically and  
9 internationally.

01:18PM 10

11 **CHAIRPERSON HAHN:**

12 This is the Discover Long Island contract?  
13

14 **MR. SCHNEIDAWIN:**

15 Correct. That is correct, yes. And its purpose is to, you know,  
16 drive growth to our region whether it be through economic  
17 development such as tracking businesses to come set up shop here or  
18 encouraging individuals to come live here and really promoting the  
19 assets that Suffolk County has to offer, you know, people to live,  
20 work and play in our region.

01:19PM 21

22 **CHAIRPERSON HAHN:**

23 Excellent. Do we have any questions? Oh, I see we do have two  
24 hands. Legislator Kennedy.  
25

26 **LEG. KENNEDY:**

27 Just two questions.  
28

29 **MR. SCHNEIDAWIN:**

30 Sure.  
31

32 **LEG. KENNEDY:**

33 Discover Long Island does an excellent job. We pay for them out of  
34 one pot of money. Now, would this -- what is the difference  
35 between this contract and what we have now? What's the duration  
36 and is there a cost increase?  
37

38 **MR. SCHNEIDAWIN:**

39 Nope, there's no cost increase. It's still the same percentage as  
40 the prior -- prior contract and it's still a three-year term. The  
41 difference in -- there's now an option for there to be an annual  
42 renewal for an additional three years if -- if there's -- if we  
43 feel that they're doing the -- the satisfactory work that they  
44 continue to be doing.  
45

01:19PM 46

47 **LEG. KENNEDY:**

48 Annual? Like the first year is over and then they can put in for  
49 another three years when you have two years left? Or --  
50

51 **MR. SCHNEIDAWIN:**

52 So, it's a three-year contract. And then upon the closure of the  
53 three-year contract, there's an option to do an annual renewal for  
54 up to an additional three years.  
55

56 **LEG. KENNEDY:**

Okay.

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**MR. SCHNEIDAWIN:**  
So it would be reevaluated each year.

**LEG. KENNEDY:**  
Okay, thank you.

**MR. SCHNEIDAWIN:**  
You're welcome.

**CHAIRPERSON HAHN:**  
Do those options have to be approved by the Legislature each year?

**MR. SCHNEIDAWIN:**  
It looks like it's a County option. I could look further into that. I would have to discuss that with the attorney's office.

**CHAIRPERSON HAHN:**  
It wasn't attached.

01:20PM

**MS. SIMPSON:**  
My backup doesn't have the contract with it.

**CHAIRPERSON HAHN:**  
That we should have for sure by Tuesday.

01:20PM

**MR. SCHNEIDAWIN:**  
The model contract is associated with the RFP request. And the only difference that would be, you know, in -- then the model contract from there would be kind of just the -- the title of this, Discover Long Island, and some dates and things like that, but the model contract there would be no changes from what's in the RFP so it would be completed with the DLI's information added.

**MS. SIMPSON:**  
Counsel's office doesn't receive copies of the model contract associated with the RFPs. So if someone could get me that, that would be very helpful. Thank you.

**MR. SCHNEIDAWIN:**  
Sure. Do you have the RFP though?

**MS. SIMPSON:**  
Counsel's office does not receive the RFPs. They go to the Presiding Officer's office. I can see if someone else can get it here.

01:21PM

**MR. SCHNEIDAWIN:**  
I could also, I can forward it over to you as well. I just need your e-mail address.

**MS. SIMPSON:**  
Sure, I'll get that to you.

**CHAIRPERSON HAHN:**  
Okay. Any other questions? Oh, sorry, Legislator Piccirillo.

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01:21PM

01:22PM

01:22PM

01:22PM

**LEG. PICCIRILLO:**  
Thank you, Madam Chair. Good afternoon, Mr. Schneidawin.

**MR. SCHNEIDAWIN:**  
Schneidawin.

**LEG. PICCIRILLO:**  
How are you?

**MR. SCHNEIDAWIN:**  
Good, thanks.

**LEG. PICCIRILLO:**  
Took me second, I got it, I'm good.

**MR. SCHNEIDAWIN:**  
It's long.

**LEG. PICCIRILLO:**  
I have the same problem with my name. Can you just give me your department's definition of convention business?

**MR. SCHNEIDAWIN:**  
I would have to discuss that more with our Commissioner because I haven't had that specific conversation with them. But from my understanding it would really be around driving more economic activity towards our region whether through it's convention, sports or what have you. But there has been -- I don't have a specific department definition for that unfortunately.

**LEG. PICCIRILLO:**  
And, just currently, we don't have a convention center in Suffolk County, right?

**MR. SCHNEIDAWIN:**  
No, not that I'm aware of.

**LEG. PICCIRILLO:**  
And have you seen plans or heard of plans to build a convention center in Suffolk County?

**MR. SCHNEIDAWIN:**  
Yes, I have heard of plans to do that.

**LEG. PICCIRILLO:**  
Would you be able to speak to those plans?

**MR. SCHNEIDAWIN:**  
Not specifically, no, unfortunately, I'm not necessarily involved in that aspect of it.

**LEG. PICCIRILLO:**  
Thank you. I yield back, Madam Chair.

1 **CHAIRPERSON HAHN:**

2 Thank you. It might be a good idea to get an update at the next  
3 meeting on those plans. Thank you.

4  
5 **MR. SCHNEIDAWIN:**

6 That's the Ronkonkoma project, I'm assuming you're --

7  
8 **LEG. PICCIRILLO:**

01:22PM

9 Yeah, it abuts my office here and I would just like to see a piece  
10 of paper or a sketch or anything that I've been asking for for the  
11 last year, you know, just helpful for the Legislators to try to get  
12 that information so we could bring it --

13  
14 **CHAIRPERSON HAHN:**

15 Well, and we've been very supportive of, you know, the concept and  
16 so we'd like to see the progress if any is happening is all.

17  
18 **MR. SCHNEIDAWIN:**

19 Sure.

20  
21 **CHAIRPERSON HAHN:**

22 It'd be good to have an update. You know, we've been convinced  
23 that it's critical to, you know, development regionally of business  
24 tourism and travel, business travel and spending by business  
25 travellers and so at least I have been. And it would be nice to  
26 get an update as to -- obviously COVID probably slowed that down  
27 but hopefully by the time something got built, we would be back to  
28 having conventions in person. Okay. And I know people are anxious  
29 to get back to those days. Legislator Trotta.

01:23PM

30  
31 **LEG. TROTТА:**

32 Yeah, hi. Is this -- this isn't the contract with Discover Long  
33 Island that Nassau County's also involved; this is a separate  
34 contract?

35  
36 **MR. SCHNEIDAWIN:**

37 Separate contract, correct, but they do service both venues.

38  
39 **LEG. TROTТА:**

01:24PM

40 Yeah, but this is strictly for Suffolk County.

41  
42 **MR. SCHNEIDAWIN:**

43 Correct.

44  
45 **LEG. TROTТА:**

46 How much is this contract for?

47  
48 **MR. SCHNEIDAWIN:**

01:24PM

49 It's up to -- it's a -- it's capped at \$2 million. It's 24% of the  
50 motel -- Hotel/Motel tax. They capped it.

51  
52 **LEG. TROTТА:**

53 Oh, so it is the same one.

54  
55 **MR. SCHNEIDAWIN:**

56 It's capped at 2 million.

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**CHAIRPERSON HAHN:**

Right, but the contract itself won't include Nassau County; they'll have their own contract.

**MR. SCHNEIDAWIN:**

Correct.

**CHAIRPERSON HAHN:**

If that's what you meant, John.

**LEG. TROTТА:**

Okay. So this is -- this is, okay, this is the one we do every year.

**MR. SCHNEIDAWIN:**

Correct.

**CHAIRPERSON HAHN:**

Yes. Or three years, maybe.

**MR. SCHNEIDAWIN:**

Yeah, every three years is correct.

**LEG. TROTТА:**

All right, thank you.

**CHAIRPERSON HAHN:**

Okay. Any other questions? Seeing none, we have a motion and a second. Roll call.

(Roll call by Mr. Dubois, Chief Deputy Clerk of the Legislature)

**CHAIRPERSON HAHN:**

Yes.

**LEG. RICHBERG:**

Yes.

**LEG. BERLAND:**

Yes.

**LEG. GONZALEZ:**

Yes.

**LEG. TROTТА:**

Yes.

**LEG. McCAFFREY:**

Yes.

**LEG. SPENCER:**

Yes.

**P.O. CALARCO:**

Yes.

01:24PM

01:24PM

01:25PM

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**MR. DUBOIS:**

Eight. **APPROVED (VOTE: 8-0-0-0/PO CALARCO INCLUDED IN VOTE)**

**CHAIRPERSON HAHN:**

Okay. 1331 is approved. And with no further business before this Committee, we are adjourned.

**THE MEETING CONCLUDED AT 1:25 PM  
{ } DENOTES SPELLED PHONETICALLY**



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[Occurrence of Word] - Page Number:Line Number

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