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3 **ECONOMIC DEVELOPMENT, PLANNING & HOUSING COMMITTEE**
4
5 **OF THE**
6
7 **SUFFOLK COUNTY LEGISLATURE**
8
9 **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
16 September 1, 2021 via in-person and Zoom conference.
17
18

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 Leg. Al Krupski, First Legislative District
31 Sarah E. Simpson, Counsel to the Legislature
32 Amy Ellis, Clerk of the Legislature
33 Lance Reinheimer, Director/Budget Review Office
34 Elizabeth Stroehlein, Budget Review Office
35 Alyssa Turano, Aide to Leg. Hahn
36 Jennifer Hann, Aide to Leg. Gonzalez
37 Guy Calla, Aide to Leg. McCaffrey
38 Natalie Wright, Commissioner/Economic Development & Planning
39 Jonathan Keyes, Economic Development
40 And all other interested parties
41

42 **MINUTES TAKEN BY:**

43 Diana Flesher, Court Stenographer
44

45 **MINUTES TRANSCRIBED BY:**

46 Diana Flesher, Court Stenographer
47 Kim Castiglione, Legislative Secretary
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THE MEETING WAS CALLED TO ORDER AT 12:38 PM

CHAIRPERSON HAHN:

Okay, everyone. Welcome to 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. Public Portion. The Legislature has resumed in-person public attendance and in-person Public Portion comment at legislative committee meetings held at the William H. Rogers Legislature Building. Speakers are limited to three minutes. In accordance with County and State COVID-19 safety protocols and current CDC recommendations members of the public will be required to wear a mask at all times while inside the building. Those interested in addressing Legislators over Zoom may sign up at www.scnylegislature.us/CommitteePublicPortion. Members of the public may also send written testimony by e-mail to 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 and submitted comments will be distributed to Legislators. Okay.

PUBLIC PORTION

We do have someone who signed up ahead of time, Carol Hutchinson, but we do not have her in the waiting room so we're going to go onto the card that was filled out this morning in person, our speaker Ken Churchill. Ken, if you can come to the podium, you will have three minutes to speak to the Legislature. Thank you. Welcome.

KEN CHURCHILL:

Thank you. Hello everyone. It's a privilege to have this opportunity to speak about homelessness and the economic cost of homelessness even here in Suffolk County. I'll give a little background to the economics of homelessness. The industrial revolution is over. We'll always be an industrial nation, but the revolution's over. It's behind us. That alone has displaced uncounted several millions of people whether they're homeless or not homeless. But we're in a void after the ending of the industrial revolution.

And as a result homeless people have been replaced by machines and highly specialized modern forms of employment. So there is barely any day work to find any more. Everything's done by machine and we have millions of people becoming displaced in our nation at great cost to the average working person in terms of what is known as the dependency ratio. And we'll go quickly into the economics of the dependency ratio. The dependency ration is the amount of work working people must do in order to sustain the lives of non-working people. Formerly these were children and elderly.

1 After the revolution ended, the industrial revolution ended, that
2 definition changed. And it includes now homeless people in an
3 amount -- we really have no way of knowing how many there are. My
4 guess is three million in our nation. So, who's footing the bill
5 for that. Well, working people are in terms of the annual budget
6 of HUD, Housing and Urban Development, through their program known
7 as -- I have COPD -- now I'm to talk about COC. The COC is a
8 Continuum of Care Department of HUD. Annually it disburses, in
9 terms of helping homeless people, \$3.5 billion per year. So \$290
10 million of that budget is for the use of homeless shelters and a
11 tremendous pork barrel has been created.

12
13 So that's on an annual basis. And so if we project 20 years into
14 the future, we're going to spend not less than \$3.5 billion per
15 year. In addition, all the money that working people take out of
16 their pocket through charity and we're going to put together a
17 projection for the cost of this is \$70 billion over the course of
18 the next 20 years versus putting homeless people back on designated
19 land in terms of a land trust in every county of the United States.
20 And I'm asking you for eight acres of land here in Suffolk County
21 because you have to address what's coming at you. You have to. Or
22 you have to machine gun down all the homeless people. You have to
23 do one or the other. You have to do something. Thank you very
24 much.

25
26 **CHAIRPERSON HAHN:**

27 Thank you for your time. Okay, so we did have someone named Carol
28 Hutchinson sign up over the weekend, I believe, and we did not see
29 her in the waiting room. Were there any other individuals in the
30 audience who would like to speak during Public Portion today? All
31 right, seeing none, we will close the Public Portion, but I reserve
32 the right to reopen it if she does come into the waiting room.
33 Okay.

34
35 **APPOINTMENT RESOLUTIONS**

36
37 Next we have appointment resolutions. **Introductory Resolution**
38 **1563, To reappoint member to the Suffolk County Citizens Advisory**
39 **Board for the Arts Paul Allan. (Mazzarella).** I'll entertain a
40 motion from Legislator Mazzarella.

41
42 **LEG. MAZZARELLA:**

43 I make that motion, Madam Chair.

44
45 **LEG. RICHBERG:**

46 Second.

47
48 **CHAIRPERSON HAHN:**

49 Seconded by Legislator Richberg. All those in favor? Opposed?
50 Abstentions?

51
52 **CLERK ELLIS:**

53 Eight. (VOTE: 8-0-0-0)

54
55 **CHAIRPERSON HAHN:**

56 1563 is approved. We have no presentations on the agenda today.

1 Moving along to Tabled Resolutions.

2
3 **TABLED RESOLUTIONS**

4
5 **1478, A Local Law to allow regional input of planning commission**
6 **referrals and meetings. (Hahn). I'll make a motion to table.**

7
8 **LEG. RICHBERG:**
9 **Second.**

10
11 **CHAIRPERSON HAHN:**
12 **Second by Legislator Gonzalez. All those in favor? Opposed?**
13 **Abstentions?**

14
15 **CLERK ELLIS:**
16 **Eight. (VOTE: 8-0-0-0)**

17
18 **CHAIRPERSON HAHN:**
19 **1478 is tabled. Introductory Resolution 1535, Authorizing the sale**
20 **of County-owned real property pursuant to Section 72-h of the**
21 **General Municipal Law to the Town of Brookhaven for Affordable**
22 **Housing purposes. (Co. Exec.). I'll make a motion.**

23
24 **LEG. RICHBERG:**
25 **Second.**

26
27 **CHAIRPERSON HAHN:**
28 **Seconded by Legislator Richberg. Oh, I'm sorry, I'm sorry. I'm**
29 **making a motion to table.**

30
31 **LEG. RICHBERG:**
32 **And I'll second the tabling.**

33
34 **CHAIRPERSON HAHN:**
35 **Second by Legislator Richberg at the request of the Executive's**
36 **Office. Was there any -- Legislator Trotta, did you want to speak**
37 **on the motion?**

38
39 **LEG. TROTТА:**
40 **Only if it was going to pass.**

41
42 **CHAIRPERSON HAHN:**
43 **Got it. We have a motion to table and a second. All those in**
44 **favor? Opposed? Abstentions?**

45
46 **CLERK ELLIS:**
47 **Eight. (VOTE: 8-0-0-0)**

48
49 **INTRODUCTORY RESOLUTIONS**

50
51 **CHAIRPERSON HAHN:**
52 **Anything to keep Legislator Trotta from speaking. (Laughter)**
53
54 **Introductory Resolutions. Introductory Resolution 1551, Directing**
55 **the development of a webpage and printable resource guide to**
56 **provide information to local small businesses. (Anker). I'll make**

1 a motion to approve.

2

3 **LEG. RICHBERG:**

4 Second.

5

6 **CHAIRPERSON HAHN:**

7 Seconded by Legislator Richberg. I'd also like to cosponsor.

8 Anyone on the motion?

9

10 **LEG. GONZALEZ:**

11 I'll cosponsor.

12

13 **LEG. BERLAND:**

14 Can I too?

15

16 **CHAIRPERSON HAHN:**

17 We have a motion -- Legislator Berland would like to cosponsor as

18 well. We have a motion to second -- motion to approve and a

19 second. All those in favor? Opposed? Abstentions?

20

21 **CLERK ELLIS:**

22 Eight. (VOTE: 8-0-0-0)

23

24 **CHAIRPERSON HAHN:**

25 1551 is approved. Introductory Resolution 1621, Authorizing a

26 two-year extension for the development of three (3) parcels of land

27 transferred pursuant to the 72-h Affordable Housing Program to the

28 Town of Babylon. (Co. Exec.).

29

30 **LEG. RICHBERG:**

31 Motion to table.

32

33 **CHAIRPERSON HAHN:**

34 Motion to table by Legislator Richberg.

35

36 **LEG. GONZALEZ:**

37 Second.

38

39 **CHAIRPERSON HAHN:**

40 Seconded by Legislator Gonzalez. On the motion, Legislator Trotta.

41 Did you want to speak?

42

43 **LEG. TROTTA:**

44 No, no, no.

45

46 **CHAIRPERSON HAHN:**

47 Nope, nope, nope. Okay, good. We have a motion and a second to

48 table. All those in favor? Opposed? Abstentions?

49

50 **CLERK ELLIS:**

51 Eight. (VOTE: 8-0-0-0)

52

53 CAPITAL PROGRAM

54

55 **CHAIRPERSON HAHN:**

56 Okay. And then now we have our Commissioner Natalie Wright from

1 the Department of Economic Development & Planning to come forward
2 and present us regarding the Capital Program.

3
4 **COMMISSIONER WRIGHT:**

5 Hello, everyone. Good afternoon. How are you?
6

7 **CHAIRPERSON HAHN:**

8 Welcome.
9

10 **COMMISSIONER WRIGHT:**

11 Nice to see you all in person.
12

13 **CHAIRPERSON HAHN:**

14 Yes.
15

16 **COMMISSIONER WRIGHT:**

17 And for those that I have not yet met in person, hello. My name is
18 Natalie Wright. I'm the Commissioner of Economic Development &
19 Planning here at Suffolk County. So with regard to the capital
20 budget, I'm happy to answer any questions that you have. There are
21 a few items that I'd like to --
22

23 **CHAIRPERSON HAHN:**

24 If you'd like to sit at the table; if that would be more
25 comfortable for you.
26

27 **COMMISSIONER WRIGHT:**

28 Sure. Right here?
29

30 **CHAIRPERSON HAHN:**

31 Yes.
32

33 **COMMISSIONER WRIGHT:**

34 Let me put my mask on because we won't be socially distanced.
35

36 **CHAIRPERSON HAHN:**

37 Thank you.
38

39 **COMMISSIONER WRIGHT:**

40 Great. Thank you so much. So I'm happy to answer any questions.
41 We do we have -- we would like to speak about a few of the BRO
42 recommendations if we want to go through those item by item.
43

44 **CHAIRPERSON HAHN:**

45 Yes, please, I think that's a good idea.
46

47 **COMMISSIONER WRIGHT:**

48 Okay, great. So I can sort of lead off. With regard to -- there
49 were a couple of recommendations made with regard to Gabreski. We
50 are fine with the BRO recommendations on those with CP 5709 and CP
51 5731. I don't know if anybody has any questions on either of the
52 Gabreski Capital Project items.
53

54 **CHAIRPERSON HAHN:**

55 I do not see any questions.
56

1 **COMMISSIONER WRIGHT:**

2 Okay, great. One we would like to discuss is 6411. So this is
3 infrastructure improvements for workforce housing. And if I'm
4 correct, the Budget Review Office recommended decreasing 2022 by \$1
5 million and then '23 and '24 by \$500,000 each; and subsequent years
6 by \$2 million. They noted that the unencumbered balance is
7 approximately 4.38 million and plus an additional 1 million. They
8 believe that that was sufficient for the program.

9
10 We would like to say that that's not sufficient for the program.
11 One item in here is that we do have a big pipeline of projects that
12 would utilize both the 6411 and the 8704 funding, which is the
13 other affordable housing funding line item that we can discuss in a
14 little bit. But right now we have an approximate potential
15 development pipeline of about \$17.4 million that we would like to
16 try and award projects towards -- affordable housing projects with
17 over a thousand units that could be developed.

18
19 *(The following was taken by Diana Flesher, Court Stenographer and*
20 *transcribed by Kim Castiglione, Legislative Secretary)*

21
22 Now, all of those might not come to fruition, but that is in far
23 greater total sum than available funding here today. And right now
24 according to our, you know, our estimates, we have about 4.3
25 million available to award in 6411 and an equal amount, 4.3
26 million, available to award in 8704. Usually we award around a
27 million or \$1.25 million in an award, that's sort of an average
28 ballpark, so you're looking at maybe about three projects that we
29 would be able to award with available funding. We would like to
30 maintain a balance so that we can continue to recruit projects and
31 continue to develop affordable housing here in the County.

32
33 It is, as we all are aware, there is not only a multi-family unit
34 shortage here in Long Island, but more severely an affordable
35 housing shortage. And so by providing assistance to be able to
36 incentivize to provide affordable units that are below our area
37 median income, we need subsidies to be able to do that. With
38 intense demand for multi-family and rentals as we've seen migration
39 out here and out east there is all the more reason that if you are
40 going to be able to develop a multi-family development, you could
41 likely do it market rate and there is a demand for that. And we
42 need to incentivize development of below market rate so that we
43 have a diverse housing -- diverse housing collection so that we can
44 provide housing for all Long Islanders. Those are low income,
45 middle income, new people that hopefully come and want to start a
46 life here but are not making the average median income of the area.

47
48 **CHAIRPERSON HAHN:**
49 Legislator Richberg.

50
51 **LEG. RICHBERG:**

52 So do you have -- so for those areas, so we're looking at like four
53 or five probably awards with these two capital projects. So do you
54 have areas of concern where you want to focus on, you know, or is
55 there regions of the County that you want to focus on with those
56 projects or do you just want to, I mean, I understand it's a

1 capital project so we have a general idea. Which are planned or
2 what's your idea actually I should say.

3
4 **COMMISSIONER WRIGHT:**

5 So with regard to the applications it's sort of, you know, as they
6 come forward and they're interested then we look to help those
7 projects. So it's in a sense a first come, first serve. We don't
8 necessarily target specific geographies or specific locations. Of
9 course, increased affordability is something that is attractive to
10 the program or if you're providing, you know, 30% or 50% AMI versus
11 100% AMI, 120% AMI. Or course we want to look for those more
12 attractive programs.

13
14 The other piece that I just want to note here is that we are also
15 planning to include here, I just want to just double check here,
16 that this would be inclusive of -- can you just pull up -- would
17 you be able to pull up the recommendation on the screen, the BRO
18 recommendation? Oh, no, you're not able to do that. Oh, no,
19 that's okay. I just wanted to also note that we were planning to
20 -- the County Executive's intention for the inclusive housing is
21 also funded through this line item and so we also need funding to
22 assist that inclusive housing effort that's happening as well.

23
24 **CHAIRPERSON HAHN:**

25 Legislator Trotta.

26
27 **LEG. TROTТА:**

28 Yeah, this might be slightly off topic, though, it's not. I
29 recently was on a Zoom meeting with the President of the Long
30 Island Housing, on my God, the Long Island --

31
32 **COMMISSIONER WRIGHT:**

33 Housing Partnership?

34
35 **LEG. TROTТА:**

36 Housing Partnership, yeah. And I quickly was pulling up their tax
37 returns and I looked at their financials. There were four sub
38 not-for-profits underneath that. He pulls down \$290,000 in the
39 first one, and the four additional ones, \$45,000 each. So he's
40 paying himself close to \$500,000.

41
42 Now, I did a quick analysis. They built nine houses last year.
43 This should be of great concern to you. This is not even, I think
44 it was a four or five million dollar budget and I think three
45 million of it was spent on salaries. This is something that you
46 should look at, analyze, to see if it's effective, you know, we're
47 getting our money's worth, because I don't think a man making
48 \$500,000 for a not-for-profit to provide housing is a good example
49 of what we're doing to provide housing to our young people. It
50 just doesn't, you know, it irks me that, you know, this money, a
51 lot of -- and by the way, the property we're giving them for free.
52 So there's a big problem there.

53
54 I mean, I just think of a friend of mine who's a builder who could
55 knock a house out in three weeks and, you know, this is -- they've
56 created this whole thing where they're paying people large sums of

1 money under the guise of providing affordable houses and I'm not so
2 sure it's working correctly. So I think you should look into it.

3
4 **CHAIRPERSON HAHN:**
5 Legislator Richberg.

6
7 **LEG. RICHBERG:**

8 So, Commissioner Wright, I guess that goes into one of the points
9 that, you know, we had discussed before about the changes that you
10 were doing in the Affordable Housing Program, you know, in terms of
11 getting away from the 72-h Program. Maybe that could help in the
12 discussion.

13
14 **COMMISSIONER WRIGHT:**
15 Certainly it could, yes.

16
17 **LEG. RICHBERG:**

18 Because I think, you know, one of the things with the 72-h Program,
19 if memory serves me right, is we don't have that much control over
20 what goes on with those properties.

21
22 **COMMISSIONER WRIGHT:**

23 No, I mean, they're transferred for affordable housing purposes.
24 One thing that we are looking at, you know, we want to ensure is
25 that the actual development of affordable housing happens on those
26 parcels that are transferred, right. So we want to see those
27 houses built and those houses occupied and the transfer to be
28 executed by whether it's the town or the non-for-profit that
29 they're ultimately transferred to actually realized.

30
31 **LEG. RICHBERG:**

32 And so in changing how we're looking at that and maybe looking at
33 our land bank model or some other models, right, that gives us more
34 input into what goes on. While we can't have control over the
35 salary of a non-profit, we can control how, you know, our funds and
36 the County's investment in these properties are if we go to a
37 different model, am I correct?

38
39 **COMMISSIONER WRIGHT:**

40 Absolutely, yes. And I would say, you know, we -- yes, yes. I
41 will just stay right there.

42
43 **LEG. RICHBERG:**

44 I don't think so.

45
46 **COMMISSIONER WRIGHT:**

47 And just to respond to you, Legislator Trotta, I will take your
48 recommendation into consideration. Thank you.

49
50 **LEG. TROTTA:**

51 I'm actually thinking of putting a bill in that we don't give
52 anybody anything with a not-for-profit that makes more than
53 \$250,000 a year.

54
55 **CHAIRPERSON HAHN:**

56 Thank you. Is there particular -- there were more you were going

1 to talk about, correct?

2
3 **COMMISSIONER WRIGHT:**

4 Yes. So that's for 6411. And, I guess, to see if anybody else has
5 any other questions. Definitely would like to, you know, state the
6 same for 8704. It's really the same prerogative. These programs
7 work hand in hand with one another. This is the acquisition of
8 land for workforce housing, so we envision that if one -- if
9 they're coming in for affordable housing both programs are of
10 potential opportunity for them, therefore, we would like to
11 maintain fund balances in both.

12
13 The other one is 8701, preserving farmland for the future. This is
14 the 100 for ten is sort of the short title of it so that's \$100
15 million over several years to hopefully acquire upward -- the goal
16 is 10,000 acres. The Budget Review Office recommended decreasing
17 funding by \$5 million in 2022 and by 50 million in subsequent
18 years.

19
20 There -- you know, purchase of farmland development rights has a
21 long history here in Suffolk County, and when in the earlier phases
22 when it was originally launched they had put out some RFQs and in
23 1978 there were bids received for 249 properties totaling 11,356
24 acres. In 1978 which, granted is, you know, quite a long time ago,
25 it would have required \$68 million to acquire 11,000 acres, that's
26 the estimate. Now today we are paying upwards of \$55,000 on
27 average per acre. Pre-2000, pre-2000 we were paying somewhere less
28 than, let me just confirm the notes here. Pre-2000 it was under
29 20,000 per acre. So if we want to reach the additional 10,000 that
30 was originally set forth, we should do this now. We have a
31 pipeline of interested properties that are ready. We need to
32 demonstrate that we have the funds and are able to execute on
33 purchasing these development rights.

34
35 I would also say that with COVID and the migration of people east
36 and the intense pressure that we've seen on housing prices and
37 housing development and interest here, it will only increase the
38 likelihood that farmers may decide to sell to developers to develop
39 housing out east or be it elsewhere here in the County. So I would
40 encourage us to act now. I would encourage us to keep the funding
41 as was recommend originally so that we can get that momentum now,
42 get parties interested, execute on the pipeline that we have and
43 save us from the dollars that we would likely spend as property
44 prices and values hopefully continue to rise here in the County
45 overall.

46
47 **CHAIRPERSON HAHN:**
48 Legislator Gonzalez.

49
50 **LEG. GONZALEZ:**
51 I actually have a question for Legislator Krupski. He's online.

52
53 **CHAIRPERSON HAHN:**
54 Our Counsel left, but because of the law he is not allowed to
55 participate and speak online. It has to be noticed as a public
56 location so he's listening in, but I don't know. Here's our

1 Counsel, Sarah Simpson, if you want to explain that. We can't ask.

2
3 **COUNSEL SIMPSON:**

4 So because Legislator Krupski is appearing remotely and we did not
5 notice his location on the agenda, he cannot actually participate
6 in the meeting as an elected official.

7
8 **LEG. GONZALEZ:**

9 Okay, thank you.

10
11 **CHAIRPERSON HAHN:**

12 And we should make notice that to each, you know, Legislator to
13 recognize that things have changed and so if you do appear on Zoom
14 you can appear on Zoom so that, you know, your constituents, people
15 at home, know you're watching and listening, but you can't actually
16 participate unless we've noticed your location and the public can
17 come and witness you there. Can you speak into the microphone?

18
19 **LEG. MAZZARELLA:**

20 How far in advance does one need to give notice of location?

21
22 **COUNSEL SIMPSON:**

23 Sp best practices -- Open Meetings Law just says that the remote
24 location must be public, must be noticed, the public must have
25 access and the ability to attend at the meeting, at the remote
26 meeting location. Best practices would say when the meeting agenda
27 goes out would be the best time. If we need to amend so that it's
28 -- we had this situation earlier this week where Legislator Fleming
29 indicated that she was going to come in earlier today and so we
30 amended the agenda with 48 hours notice so that the members of the
31 public knew that they could go to her district office for this
32 purpose, but earlier is better so that members of the public know
33 that they can attend at any of the locations where the meeting is
34 being held. This is a fairly new issue since Open Meetings Law
35 only went into effect a couple of months ago.

36
37 **LEG. RICHBERG:**

38 If I may, Counsel. So 48 hours is best practices?

39
40 **COUNSEL SIMPSON:**

41 Best practice is when the agenda goes out, which is usually a week
42 in advance, but if -- 48 hours I think is an absolute minimum.

43
44 **LEG. RICHBERG:**

45 Thank you, Counsel.

46
47 **CHAIRPERSON HAHN:**

48 Yeah, I think we should set some sort of -- I think the State is
49 working on recrafting this law.

50
51 **COUNSEL SIMPSON:**

52 I'm hoping that the State is working on recrafting Open Meetings
53 Law. There's a lot that has.

54
55 **CHAIRPERSON HAHN:**

56 Have we submitted --

1 **COUNSEL SIMPSON:**

2 -- developed in the last year-and-a-half.

3
4 **CHAIRPERSON HAHN:**

5 Have we submitted recommendations from our perspective to the
6 State, like what we --

7
8 **COUNSEL SIMPSON:**

9 I will double check, but I believe there was a letter sent asking
10 them to --

11
12 **CHAIRPERSON HAHN:**

13 I thought so, yeah.

14
15 **COUNSEL SIMPSON:**

16 -- codify some changes specifically to Open Meetings Law.

17
18 **CHAIRPERSON HAHN:**

19 Yeah. No, we would like to have AI. I think it would be -- this
20 is not the first time that this has happened. I think it would be
21 valuable to both the Legislators, their constituents, you know, our
22 ability. It just makes sense. It doesn't -- but at the moment
23 it's not allowed in the law, so we apologize, Legislator Krupski,
24 but we thank you for being present and caring enough about these
25 issues.

26
27 **COMMISSIONER WRIGHT:**

28 Deputy Presiding Officer, I'd be remiss if I didn't ask if my --
29 could have the opportunity for Sarah Lansdale, the Director of
30 Planning for EDP, to come up and add anything.

31
32 **CHAIRPERSON HAHN:**

33 Absolutely, thank you. We would welcome Director Lansdale.

34
35 **COMMISSIONER WRIGHT:**

36 On the Farmland Preservation Program.

37
38 **CHAIRPERSON HAHN:**

39 And to that point also, there is the same pressure on open space
40 and so it's good to relieve the pressure on the quarter cent having
41 this money for farmland and the quarter cent presumably for open
42 space. You know, it's -- there's equal pressure.

43
44 **LEG. RICHBERG:**

45 And it's great, if I may, Madam Chair, while Director is sitting
46 down. It's great to have a partner like Director Lansdale who has
47 the experience in all of these matters to help us move forward,
48 especially, you know, in this new era of funding that we have. So
49 it's a great opportunity for all of us.

50
51 **DIRECTOR LANSDALE:**

52 So thank you. I just wanted to add, and thank Commissioner Wright
53 for her comments, and also just note that we have right now seven
54 farms in the queue waiting for an appraisal to be finalized, the
55 number to be finalized, and to see whether we receive Legislative
56 authorization to extend an offer. So those seven farms represent

1 245 acres of farmland in our program. And in addition to those 245
2 acres or those seven farms, we have 28 open space acquisitions that
3 are also competing for that limited amount of funding through the
4 quarter cent sales tax, the Open Space Drinking Water Protection
5 Fund. Current balance of that funding source is 7.7 million. The
6 EPA Committee earlier this week authorized transferring the 2020
7 balance of approximately 10.5 million, advancing that pending
8 Legislative authorization at its upcoming meeting.

9
10 And I just also wanted to note from an economic development
11 perspective the importance of farmland preservation is that these
12 farms remain on the tax rolls, that they do create jobs. We have
13 currently in Suffolk County 560 farms Countywide and 4,600 people
14 are directly employed on those 560 farms, representing \$89 million
15 in payroll and \$226 million in annual sales. So if you do to the
16 economic multiplier of just direct payroll and direct jobs and
17 sales, you have a total economic output of 324.5 million that is
18 represented by the agricultural sector in Suffolk County.

19
20 **CHAIRPERSON HAHN:**

21 Is there any assessment change when, there's not, when development
22 rights are purchased, correct? Like there's not a lower tax rate.

23
24 **DIRECTOR LANSDALE:**

25 There could be. That's a program -- there's an ag assessment
26 program. It's run by the Town Assessors, and it's somewhat related
27 to the Agricultural Districts Program which is run through the
28 County. We, the County, is not involved in the ag assessment,
29 that's the jurisdiction of the local towns. But it's certainly the
30 property owner's right if they have a bona fide farm to seek that
31 reduction.

32
33 **CHAIRPERSON HAHN:**

34 I've just heard several times it remains on the tax rolls but it
35 could be reduced.

36
37 **DIRECTOR LANSDALE:**

38 It could be reduced.

39
40 **CHAIRPERSON HAHN:**

41 Just to be accurate, clear, you know, transparent here. We're not
42 trying to mislead anyone.

43
44 **DIRECTOR LANSDALE:**

45 Precisely.

46
47 **CHAIRPERSON HAHN:**

48 Question from Legislator Richberg.

49
50 **LEG. RICHBERG:**

51 Director Lansdale, somebody had reached out to me from the USDA to
52 see if we were taking part in any of their programs with our
53 farmland preservation and I did not have the answer to that. And
54 of the 10,000 things I had on my mind to talk to you and
55 Commissioner Wright about, or Michael, it just hit me just now. So
56 do we participate in any of those programs?

1
2 **DIRECTOR LANSDALE:**

3 We have in the past. There -- and we are working through. The
4 most recent farm preservation that I can recall in partnership with
5 the USDA, which would be NRCS, which is a subdivision of USDA, was
6 Sylvester Manor back in 2012-2013 where we did a partnership. The
7 challenge, which should not be an obstacle, but sometimes the
8 challenge is there are funding limitations regarding the value per
9 acre that particular programs, whether it's the State's program or
10 the Federal program, that because of the nature of real estate in
11 Suffolk County our value per acre is usually a lot higher than
12 farms in other parts of the country.

13
14 **LEG. RICHBERG:**

15 So they don't -- I think they had mentioned something to me about
16 that, but they also had said that there is an IRS program as well
17 to help new and new farmers to sort of offset that. I don't know,
18 maybe that -- I think that was in the last administration but don't
19 hold me to that, but I can -- I'll see if I can connect you with
20 the person who was asking me these questions.

21
22 **DIRECTOR LANSDALE:**

23 Most definitely. Thank you, I appreciate it.

24
25 **LEG. RICHBERG:**

26 And I apologize for not getting this to you before.

27
28 **DIRECTOR LANSDALE:**

29 Not at all, not at all. The other challenge in layering different
30 funding sources, and again, not an obstacle just something to take
31 into consideration and into account, is that it usually elongates
32 the acquisition process of the development rights, because there
33 are different sets of regulations and different rules for each
34 different funding source. And I know that that's -- that impacted
35 and nearly doubled the acquisition process for the farm that I'm
36 thinking of where we accessed that funding. So we need to have a
37 patient landowner.

38
39 **CHAIRPERSON HAHN:**

40 And some are very patient.

41
42 **DIRECTOR LANSDALE:**

43 Yes.

44
45 **CHAIRPERSON HAHN:**

46 They believe in the program, many do, as Legislator Krupski has
47 said. They believe in the program, they love our history, our
48 agricultural heritage and are, you know, are patient, and then some
49 are not, obviously.

50
51 I have a question. Bringing up Director Lansdale, thank you,
52 Commissioner Wright, reminded me. Director Lansdale, we've had
53 numerous conversations about the idea of funding demolition costs
54 to help thrive redevelopment projects to vacant, neglected,
55 blighted spaces in downtown areas. It's more expensive to
56 redevelop spaces like I just described than it is to take a green

1 space, but we don't want, you know, we want to drive development
2 away from tree forested land and towards downtown centers and
3 towards, you know, revitalizing maybe tired and old structures,
4 maybe, you know, retail.

5
6 As part of the funds for affordable housing, the infrastructure, is
7 there -- are there ways to use that to help cover demolition costs
8 to continue to make, you know, make it a viable choice to be
9 investing in affordable options in our downtown communities.

10
11 **COMMISSIONER WRIGHT:**

12 That's a good question. I think we'd have to go back and take a
13 look at it, but we certainly want to make the Infrastructure
14 Program as accessible as possible to help incentivize affordable
15 housing development. The 64, sorry, 6411 has been a bit of a more
16 successful program than the Infrastructure Program, excuse me, for
17 the Land Acquisition Program, so we're looking to make that Land
18 Acquisition Program a bit more accessible. And so where we can see
19 demolition maybe fitting into one of those two programs best we can
20 certainly take a look at that.

21
22 **CHAIRPERSON HAHN:**

23 And then remind me, things like Jumpstart funds and other, where
24 we're at with those programs?

25
26 **COMMISSIONER WRIGHT:**

27 Yep. So with regard to Jumpstart the Budget Review Office didn't
28 recommend any changes there. We are doing well to move those
29 along. They do take time to, you know, move those projects because
30 they are capital projects so they do take time to get those
31 through, but we're moving them all to the extent feasible.

32
33 Downtown revitalization was the last one I did want to touch base
34 on. Before I jump to that, though, I do want to just clarify for
35 everyone here that with regard to the Farmland Preservation
36 Program, the 100 for ten you may have heard, but it's important to
37 clarify that really that \$100 million we envision might be able to
38 get us somewhere in the range of about 1800 acres at the current
39 estimated average per acre price. We are looking to match, have
40 matching funds available, but having a commitment of that money
41 here will assist in getting those matching funds to increase that.
42 So I just want to be clear that if we, you know, didn't have that
43 \$100 million value or these upfront investments in these coming
44 years that it's -- we're far from getting to the 10,000. The
45 10,000 is a big number and it's a number that we want to achieve,
46 but we don't know that it will be fully attainable with the \$100
47 million that's currently envisioned. So I just want to be clear
48 there, if you cut the program you're not going from ten to 5,000
49 acres. It's a much lower number.

50
51 But going back to downtown revitalization, the Budget Review Office
52 did recommend reducing funding for construction by \$250,000 in
53 2022. We would like to see that kept, accepting the County
54 Executive's recommendation there. Downtowns obviously have really
55 been hit hard and small businesses. We have our heritage
56 storefronts that are in our small historic downtowns. We have

1 vacant storefronts that are opportunities for new businesses that
2 want to come here or relocate into downtown corridors to maybe be
3 in a more accessible location than previously located. But having
4 an attractive downtown space is very important to be able to
5 attract customers, to attract new residents that maybe want to live
6 near these centers of activity, so things like pedestrian
7 improvements, lighting improvements, sidewalks, those sorts of
8 things are extremely important to functioning everyday life in
9 making these business corridors work for the residents, the
10 businesses and everyone that wants to live and participate in those
11 centers.

12
13 **CHAIRPERSON HAHN:**

14 Thank you. We also have -- your department has worked hard on and
15 produced a phenomenal hike-bike master plan. What kind of
16 investment is in this Capital Program for those trails that, you
17 know, we'd like to see.

18
19 **COMMISSIONER WRIGHT:**

20 So I wasn't prepared to speak to that directly today, but Jonathan
21 Keyes should be on the Zoom and may be able to speak to that a
22 little bit in greater detail.

23
24 **CHAIRPERSON HAHN:**

25 Yes, I will bring him in, thank you. Thank you, Derek. He is
26 connecting to audio. Hello, Jonathan. I don't know if you can
27 hear us now. We just brought you in from the waiting room because
28 I asked the Commissioner about our hike-bike master plan, how
29 exciting it is.

30
31 **MR. KEYES:**

32 Hello, yes. Good afternoon, everyone. Sorry, I wasn't sure -- I
33 must have as my phone was joining I missed what the subject of the
34 conversation was in that one instant, so sorry about that.

35
36 **CHAIRPERSON HAHN:**

37 So I was asking about the hike-bike master plan and if this Capital
38 Program made any investment towards furthering those goals.

39
40 **MR. KEYES:**

41 Yes, so I think a number of those items would probably be addressed
42 under Public Works line, so I know we do have a complete street
43 fund as well as various roadway improvements. And in keeping with
44 sort of the overall approach going forward, you know, one of the
45 things that we'd like to see happen is have projects be integrated
46 into our sort of normal roadway and infrastructure facility upgrade
47 process. So that in essence the hike-bike master plan sort of
48 serves as a guide and a reference point for whenever a project
49 comes up in the queue to refer to the guide and say okay, what
50 facility is recommended for County Road, you know, whatever, 100,
51 just making up a number, and then use that as the baseline to
52 integrate that. So rather than sort of one-off in particular
53 projects for specific roads, rather the focus instead would be to
54 integrate it into the roadway project according to the plan as they
55 normally come up in the development queue.

1 **CHAIRPERSON HAHN:**

2 What about the key, north, south, Patchogue to Stony Brook-ish --

3

4 **MR. KEYES:**

5 Yes.

6

7 **CHAIRPERSON HAHN:**

8 -- plan. Is there any furtherance of that in this Capital Program,
9 the bike -- not on -- I know --

10

11 **MR. KEYES:**

12 The Nicolls multimode corridor?

13

14 **CHAIRPERSON HAHN:**

15 Yes, thank you.

16

17 **MR. KEYES:**

18 Yeah, and that one as well, you know, there is funding from the New
19 York State Department of Transportation on the tip to advance the
20 planning and design of the Nicoll's Road multimodal corridor. It
21 does fall under Public Works and, you know, I think there are items
22 in their agenda. I don't recall the exact amount available for it.
23 Right now I'm actually just trying to pull it up. But we do --
24 here it is, that 5409 would be that Capital Program. But that is
25 the project, yeah, that we certainly support and there's -- it
26 looks like there's 800,000 in the planning and design for '22 in
27 the Capital Program for that multiuse path.

28

29 **CHAIRPERSON HAHN:**

30 Good. I didn't, you know, I don't know why I didn't think to look
31 in that department and that makes sense, perfect sense, thank you.
32 Is there any land acquisition -- thank you, Legislator Krupski. Is
33 there any land acquisition planned to help further, you know, the
34 bikeways, to further expand the trail systems open space
35 acquisition?

36

37 **MR. KEYES:**

38 Not at this time, not any specific acquisition for any alignment
39 the corridors at this time. Even in developing the plan the focus
40 was to try to remain within the right-of-way as much as possible,
41 even if that would involve something like maybe securing an
42 easement under a utility right-of-way or some other sort of right-
43 of-way. But the -- there isn't a whole lot that was planned
44 through existing private property, which was sort of intentional
45 just for, you know, just to keep things sort of feasible and
46 practical.

47

48 **CHAIRPERSON HAHN:**

49 Sure. I am very --

50

51 **MR. KEYES:**

52 We don't have any acquisition on the horizon.

53

54 **CHAIRPERSON HAHN:**

55 I'm very excited for the ribbon cutting on the Shoreham, the trail
56 that starts in Mt. Sinai and continues -- the rail trail.

1
2 **MR. KEYES:**

3 The North Shore Rail Trail, yeah.
4

5 **CHAIRPERSON HAHN:**

6 North Shore Rail Trail, thank you. I'm stumbling today. It must
7 be the mask. So I am excited for that to happen within the coming
8 months, but recognize the absolute transformational nature that
9 these trails can have and the grid that exists, like you just
10 mentioned, the right-of-ways and the grid that exists that's a
11 complete open opportunity to pull bicyclists and pedestrians off of
12 our very dangerous roadways and on to safe corridors that connect
13 communities and that really help to bring environmental justice
14 opportunities to neighbors who have suffered from being adjacent to
15 these structures.

16
17 So I'd love to see us investing, you know, in that hike-bike master
18 plan and in those corridors like the North Shore Rail Trail and the
19 Port Jefferson -- East Setauket to Port Jefferson Station Greenway
20 Trail, that help to get, you know, our pedestrians and bicyclists
21 off of our roads. And there's just real opportunity there and I
22 hope with Federal investment and infrastructure if it, you know,
23 really happens that that can be top of our priority list.
24

25 **MR. KEYES:**

26 Yes, absolutely.
27

28 **CHAIRPERSON HAHN:**

29 And they're attractions. Cape Cod has a 40-mile rail trail that
30 attracts people from all over the world to come and use it and
31 businesses build up alongside side of it, so it's a real economic
32 driver, tourist generator. And, not to mention, roadway safety
33 recreational quality of life improvement for our own residents.
34

35 Anyone else on committee have any questions? Were there any other
36 priorities that you wanted to mention, Commissioner?
37

38 **COMMISSIONER WRIGHT:**

39 No, those were all. Thank you for the time.
40

41 **CHAIRPERSON HAHN:**

42 Thank you.
43

44 **MR. KEYES:**

45 Thank you.
46

47 **CHAIRPERSON HAHN:**

48 Okay. So there was no other business before the committee, so with
49 that we are adjourned.
50

51 **THE MEETING CONCLUDED AT 1:24 PM**
52
53
54
55
56

DATE

<p style="text-align: center;">\$</p> <hr/> <p>\$1.25 [1] - 7:27 \$100 [4] - 10:14, 15:37, 15:43, 15:46 \$226 [1] - 13:15 \$250,000 [2] - 9:53, 15:52 \$290 [1] - 3:9 \$290,000 [1] - 8:38 \$45,000 [1] - 8:39 \$500,000 [3] - 7:5, 8:40, 8:48 \$55,000 [1] - 10:26 \$68 [1] - 10:25 \$70 [1] - 3:17 \$89 [1] - 13:14</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 [3] - 1:16, 7:4, 7:7 10,000 [5] - 10:16, 10:29, 13:54, 15:44, 15:45 10.5 [1] - 13:7 100 [3] - 10:14, 15:36, 16:50 100% [1] - 8:11 11,000 [1] - 10:25 11,356 [1] - 10:23 11788 [1] - 2:22 120% [1] - 8:11 12:38 [1] - 2:1 1478 [2] - 4:5, 4:19 1535 [1] - 4:19 1551 [2] - 4:54, 5:25 1563 [2] - 3:38, 3:56 1621 [1] - 5:25 17.4 [1] - 7:15 1800 [1] - 15:38 1978 [2] - 10:23, 10:24 1:24 [1] - 18:51</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 [1] - 7:6 20 [2] - 3:13, 3:18 20,000 [1] - 10:29 2012-2013 [1] - 14:6 2020 [1] - 13:6 2021 [1] - 1:16 2022 [3] - 7:4, 10:17, 15:53</p>	<p>245 [2] - 13:1 249 [1] - 10:23 28 [1] - 13:2</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 [1] - 5:26 3.5 [2] - 3:9, 3:14 30% [1] - 8:10 324.5 [1] - 13:17</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4,600 [1] - 13:13 4.3 [2] - 7:24, 7:25 4.38 [1] - 7:7 40-mile [1] - 18:29 48 [3] - 11:30, 11:38, 11:42</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 [1] - 10:17 5,000 [1] - 15:48 50 [1] - 10:17 50% [1] - 8:10 5409 [1] - 17:24 560 [2] - 13:13, 13:14 5709 [1] - 6:50 5731 [1] - 6:51</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6100 [1] - 2:22 631-853-3685 [1] - 2:23 64 [1] - 15:15 6411 [5] - 7:2, 7:12, 7:25, 10:4, 15:15</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7.7 [1] - 13:5 72-h [4] - 4:20, 5:27, 9:11, 9:18 725 [1] - 1:15</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8-0-0-0 [5] - 3:53, 4:16, 4:47, 5:22, 5:51 800,000 [1] - 17:26 8701 [1] - 10:13 8704 [3] - 7:12, 7:26, 10:6</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>ability [2] - 11:25, 12:22</p>	<p>able [10] - 7:29, 7:35, 7:37, 7:40, 8:17, 8:18, 10:32, 15:37, 16:4, 16:21 absolute [2] - 11:42, 18:8 absolutely [3] - 9:40, 12:33, 18:26 Abstentions [5] - 3:50, 4:13, 4:44, 5:19, 5:48 accepted [1] - 2:23 accepting [1] - 15:53 access [1] - 11:25 accessed [1] - 14:36 accessible [3] - 15:14, 15:18, 16:3 accordance [1] - 2:14 according [2] - 7:24, 16:54 account [1] - 14:31 accurate [1] - 13:41 achieve [1] - 15:45 acquire [2] - 10:15, 10:25 Acquisition [2] - 15:17, 15:18 acquisition [8] - 10:7, 14:32, 14:35, 17:32, 17:33, 17:35, 17:38, 17:52 acquisitions [1] - 13:2 acre [5] - 10:27, 10:29, 14:9, 14:11, 15:39 acres [8] - 3:20, 10:16, 10:24, 10:25, 13:1, 13:2, 15:38, 15:49 act [1] - 10:40 activity [1] - 16:6 actual [1] - 9:25 add [2] - 12:30, 12:52 addition [2] - 3:15, 13:1 additional [3] - 7:7, 8:39, 10:29 address [1] - 3:21 addressed [1] - 16:41 addressing [1] - 2:17 adjacent [1] - 18:14 adjourned [1] - 18:49 administration [1] - 14:18 advance [3] - 11:20,</p>	<p>11:42, 17:19 advancing [1] - 13:7 Advisory [1] - 3:38 affordability [1] - 8:9 affordable [12] - 7:13, 7:16, 7:31, 7:34, 7:36, 9:1, 9:23, 9:25, 10:9, 15:6, 15:9, 15:14 Affordable [3] - 4:21, 5:27, 9:10 afternoon [2] - 6:5, 16:32 ag [2] - 13:25, 13:28 agenda [6] - 3:56, 11:5, 11:26, 11:30, 11:41, 17:22 ago [2] - 10:24, 11:35 agricultural [2] - 13:18, 14:48 Agricultural [1] - 13:27 ahead [1] - 2:29 Aide [3] - 1:35, 1:36, 1:37 AI [2] - 1:30, 12:19 alignment [1] - 17:38 Allan [1] - 3:39 allow [1] - 4:5 allowed [2] - 10:54, 12:23 alone [1] - 2:42 alongside [1] - 18:31 ALSO [1] - 1:29 alyssa [1] - 1:35 amend [1] - 11:27 amended [1] - 11:30 AMI [3] - 8:10, 8:11 amount [5] - 2:53, 3:3, 7:25, 13:3, 17:22 amy [1] - 1:32 analysis [1] - 8:42 analyze [1] - 8:46 Anker [1] - 4:56 annual [3] - 3:5, 3:13, 13:15 annually [1] - 3:8 answer [3] - 6:20, 6:40, 13:53 apologize [2] - 12:23, 14:26 appear [2] - 11:13, 11:14 appearing [1] - 11:4 applications [1] - 8:5 APPOINTMENT [1] - 3:35 appointment [1] - 3:37</p>	<p>appraisal [1] - 12:54 appreciate [1] - 14:23 approach [1] - 16:44 approve [2] - 5:1, 5:18 approved [2] - 3:56, 5:25 approximate [1] - 7:14 area [2] - 7:36, 7:46 areas [3] - 7:52, 7:54, 14:55 Arts [1] - 3:39 assessment [3] - 13:21, 13:25, 13:28 Assessors [1] - 13:26 assist [2] - 8:22, 15:41 assistance [1] - 7:35 AT [2] - 2:1, 18:51 attainable [1] - 15:46 attend [2] - 11:25, 11:33 ATTENDANCE [1] - 1:29 attendance [1] - 2:11 attention [1] - 2:21 attract [2] - 16:5 attractions [1] - 18:29 attractive [3] - 8:9, 8:12, 16:4 attracts [1] - 18:30 audience [1] - 3:30 audio [2] - 2:22, 16:26 Auditorium [1] - 1:14 authorization [2] - 12:56, 13:8 authorized [1] - 13:6 Authorizing [2] - 4:19, 5:25 available [6] - 7:23, 7:25, 7:26, 7:29, 15:40, 17:22 average [5] - 2:51, 7:27, 7:46, 10:27, 15:39 award [6] - 7:16, 7:25, 7:26, 7:27, 7:29 awards [1] - 7:53 aware [1] - 7:33</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>Babylon [1] - 5:28 background [1] - 2:40</p>
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