

The Glen Cove Industrial Development Agency held its Annual Organizational Meeting on Tuesday, January 9, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:33 p.m. and the following members were present:

Members:

Timothy Tenke, Mayor
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

Also Present:

A. Fangmann, Executive Director
C. Byrne, Secretary
A. LaMorte, CFO/Assistant Secretary
M. Tyler, Legal Counsel
M. Basdavanos, Deputy Mayor
Interested public

The Secretary reported that the notice of annual meeting was served in the form and manner in accordance with the IDA by laws.

Mayor Tenke welcomed back the former IDA members, Vincent Hartley and James Cappiello, and welcomed the new members, Joseph Gioino and John Tetta this evening. The members introduced themselves and the Mayor advised that he is looking forward to working with everyone.

Mayor Tenke made a motion to adopt the minutes of the IDA meeting held December 14, 2017 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
AYE
AYE
Abstain
AYE

EXECUTIVE DIRECTOR'S REPORT:

The Executive Director, Ms. Ann Fangmann, provided the attendees with an update on the IDA projects to-date and introduced Ann LaMorte, CFO and Camille Byrne, Executive Assistant.

UNFINISHED BUSINESS:

The Secretary asked each board member to sign oath of office cards as well as their acknowledgement of fiduciary responsibility form in accordance with the NYS Authorities Budget Office. She advised the members to please stop by the office of the City Clerk, Ms. Tina Pemberton, to sign the Oath of Office Book. Milan Tyler, Legal Counsel, provided an overview of the role of the IDA members for the benefit of the new members.

NEW BUSINESS:

Mayor Tenke announced that this evening's meeting is to appoint officers, committees, adopt the 2018 board meeting schedule and authorization to maintain deposit accounts with American Community Bank.

RESOLUTIONS:

Mayor Tenke made a motion to adopt resolutions 7a, 7b, 7c, 7d, 7e and 7f and asked for a second:

7a) Resolution of the IDA to appoint the following officers for one year term 1/1/18 through 12/31/18:

Timothy Tenke	Chairman
Vincent Hartley	Vice Chairman/Treasurer/Ethics Officer
Ann Fangmann	Executive Director/Contracting Officer
Anne LaMorte	CFO/Assistant Secretary
Camille Byrne	Secretary

7b) Resolution of the IDA to appoint to appoint the following members to the Audit/Finance Committee for one year term 1/1/18 through 12/31/18: Vincent Hartley, Jim Cappiello, John Tetta.

7c) Resolution of the IDA to appoint the following members to the Governance Committee for one year term 1/1/18 through 12/31/18: Tim Tenke, Jim Cappiello, Joe Gioino.

7d) Resolution of the IDA to appoint Tim Tenke, Chairman; Ann Fangmann, Executive Director; and IDA Legal Counsel to serve on the transaction committee for one year term 1/1/18 through 12/31/18. Mr. Tyler provided further discussion on the effort of the transaction committee to streamline the process for new applicants.

7e) Resolution of the IDA approving the 2018 IDA meeting schedule.

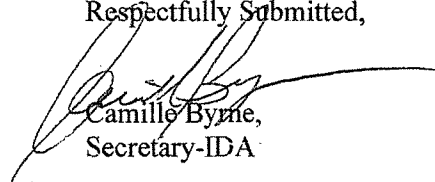
7f) Resolution of the CDA adopting American Community Bank Corporate Resolution for maintaining deposit accounts and services.

The motion to adopt IDA resolutions 7a, 7b, 7c, 7d, 7e and 7f was seconded by Vincent Hartley. Motion carried by a roll call of the IDA members as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

As there was no further business to come before the board, the Chairman made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley and the meeting was adjourned at 7:00 p.m.

Respectfully Submitted,


Camille Byrne,
Secretary-IDA

ENTERED
2-13-18
CIB IDA

The Glen Cove Industrial Development Agency held a joint business meeting with the Local Economic Assistance Corporation on Tuesday, February 13, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:41 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

Also Present:

A. Fangmann, Executive Director
C. Byrne, Secretary
A. LaMorte, CFO/Assistant Secretary

The Secretary reported that the notice of meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA meeting held January 9, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Chairman Tenke made a motion to adopt the minutes of the GCLEAC meeting held December 14, 2017 and asked for a second. The motion was seconded by Vincent Hartley. Motion defeated as follows:

<u>GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	Abstain
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	Abstain
John Tetta	Abstain

The record will reflect that the minutes of the December 14, 2017 GCLEAC meeting will be filed in draft form as three newly appointed members were not present at the meeting and; therefore, abstained from adopting the minutes.

EXECUTIVE DIRECTOR'S REPORT:

Executive Director, Ann Fangmann, provided the members with a brief update on current projects.

UNFINISHED BUSINESS:

Chairman Tenke advised the members that the Governance Committee met on January 23rd and reviewed the annual board performance evaluation and performance measurement report for both the IDA and GCLEAC. The Governance Committee reviewed the report with the board (which was included in the board member packets).

NEW BUSINESS:

Chairman Tenke announced that the City Council appointed the following persons to serve on the Glen Cove Local Economic Assistance Corporation (GCLEAC) effective January 1, 2018 through December 31, 2018: Timothy Tenke, Vincent Hartley, James Cappiello, Joseph Gioino, John Tetta. This evening's meeting serves as the annual organization meeting for GCLEAC to appoint officers, committees, adopt the 2018 board meeting schedule and authorization to maintain deposit accounts with American Community Bank for GCLEAC.

RESOLUTIONS:

Chairman Tenke made a motion to adopt IDA resolution 7(a) and asked for a second:

7a) Resolution of the IDA authorizing the submission of the IDA annual accomplishments report and summary of board performance to the ABO. The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Chairman Tenke made a motion to adopt GCLEAC resolution 7(b) and asked for a second:

7b) Resolution of the GCLEAC authorizing the submission of the GCLEAC annual accomplishments report and summary of board performance to the ABO. The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Chairman Tenke made a motion to adopt GCLEAC resolution 7(c) and asked for a second:

7c) Resolution of the GCLEAC to appoint the following officers for one year term 1/1/18 through 12/31/18 as follows:

Resolution 7(c) cont'd...

<u>MEMBER</u>	<u>OFFICER</u>
Timothy Tenke	Chairman
Vincent Hartley	Vice Chairman/Treasurer/Ethics Officer
Ann Fangmann	Chief Executive Officer/Contracting Officer
Anne LaMorte	CFO/Assistant Secretary
Camille Byrne	Secretary

7d) Resolution of the GCLEAC to appoint to appoint the following members to the Audit/Finance Committee for one year term 1/1/18 through 12/31/18: Vincent Hartley, Jim Cappiello, John Tetta.

7e) Resolution of the GCLEAC to appoint the following members to the Governance Committee for one year term 1/1/18 through 12/31/18: Tim Tenke, Jim Cappiello, Joe Gioino.

7f) Resolution of the GCLEAC to appoint Tim Tenke, Chairman; Ann Fangmann, CEO; and Legal Counsel to serve on the transaction committee for one year term 1/1/18 through 12/31/18.

7g) Resolution of the GCLEAC approving the 2018 meeting schedule.

7h) Resolution of the GCLEAC adopting American Community Bank Corporate Resolution for maintaining deposit accounts and services.

The motion to adopt GCLEAC resolutions 7c, 7d, 7e, 7f, 7g and 7h was seconded by Vincent Hartley. Motion carried by a roll call of the GCLEAC members as follows:

<u>GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

As there was no further business to come before the board, the Chairman made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley on behalf of the IDA and GCLEAC and the meeting was adjourned at 7:00 p.m.

Respectfully Submitted,


Camille Byrne
Secretary-IDA & GCLEAC



**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY/
LOCAL ECONOMIC ASSISTANCE CORPORATION
City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Jt. Meeting
May 8, 2018**

The Glen Cove Industrial Development Agency held a joint business meeting with the Local Economic Assistance Corporation on Tuesday, May 8, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:11 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley (late)
James Cappiello
Joseph Gioino

ABSENT:

John Tetta

Also Present:

A. Fangmann, Executive Director
C. Byrne, Secretary
M. Tyler, IDA Counsel

The Secretary reported that the notice of meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA/GCLEAC joint meeting held February 13, 2018 and asked for a second. The motion was seconded by Jim Cappiello. Motion carried as follows:

IDA MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
Not present for vote
AYE
AYE
Absent

EXECUTIVE DIRECTOR'S REPORT:

Executive Director, Ann Fangmann, provided the members with a brief update on current projects.

UNFINISHED BUSINESS:


Nassau County Office of the Comptroller conducted a limited review of the Department of Assessment Collection of Payments in Lieu of Taxes (PILOT) Revenue. It was noted that two findings as it pertains to timely notification to the Assessment Office on end of PILOT terms were reported. The IDA provided documentation to the Comptroller's office that all PILOT's agreement show the end term date by which regular taxes will resume and the billing at Nassau County is at the assessor's office – NOT the IDA. These findings were relating to the Avalon (North and South) whose PILOT terms are now ended.

NEW BUSINESS:

Chairman Tenke and Ann Fangmann met with the principals of the Tiegerman School for Language and Child Development who are interested in moving their program to the Coles School. Details are still being discussed and once finalized they will be seeking financial assistance from the Glen Cove Local Economic Assistance Corporation (GCLEAC) in the way of a bond. They will submit an application for the transaction committee to formally discuss the project before bringing the matter to the attention of the board for next steps in the project.

As there was no further business to come before the board, the Chairman made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley on behalf of the IDA and GCLEAC and the meeting was adjourned at 7:00 p.m.

Respectfully Submitted,


Camille Byrne,
Secretary-IDA & GCLEAC

ENTERED
6-26-18 (PB)

IDA

**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY/
LOCAL ECONOMIC ASSISTANCE CORPORATION
City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Jt. Meeting
June 26, 2018**

The Glen Cove Industrial Development Agency held a joint business meeting with the Local Economic Assistance Corporation on Tuesday, June 26, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:37 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley
James Cappiello
Joseph Gioino

Also Present:

A. Fangmann, Executive Director
A. LaMorte, CFO/Assistant Secretary
M. Tyler, Bond Counsel

ABSENT:

John Tetta

The Assistant Secretary reported that the notice of meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA/GCLEAC joint meeting held May 8, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA/GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	Absent

EXECUTIVE DIRECTOR'S REPORT:

Executive Director, Ann Fangmann, provided the members with an update on current projects in both the IDA and GCLEAC.

NEW BUSINESS:

Ms. Fangmann and GCLEAC bond counsel, Milan Tyler, provided the members with a detailed summary of the proposed project with Tiegerman School for Language and Child Development who is interested in moving their program to the former Coles School property.

SEQRA: The City of Glen Cove retained VHB Engineering, Surveying & Landscape Architecture to conduct a review of traffic and parking aspects of the proposed Tiegerman School activities on the site of the former Coles School on Cedar Swamp Road. Based on their review and County input, VHB has declared the SEQRA for this project a Negative Declaration. Board approval of this Negative Declaration is requested this evening.

Tiegerman School GCLEAC Financial Application: This evening the GCLEAC board is asked to (i) authorize the issuance and sale of approximately \$8,315,000 (not to exceed \$9,000,000) of tax exempt and taxable revenue bonds (Tiegerman School Project); (ii) authorizing and approving the financing of a portion of the costs of a certain project for Tiegerman School; (iii) authorizing and approving the execution and delivery of a loan agreement, tax compliance agreement and certain

related documents; and (iv) authorizing the taking of other action in connection therewith.

Tiegerman School GCLEAC Escrow Account: This evening the GCLEAC board is asked to authorize establishing an escrow account for the Tiegerman School project to pay professional fees related to the subdivision of the former Coles School property by Tiegerman School.

RESOLUTIONS:

Chairman Tenke made a motion to adopt GCLEAC resolutions 7a, 7b, 7c.

(A) Resolution of the Glen Cove Local Economic Assistance Corporation finding that an action to undertake a certain project for Tiegerman School will not have a significant adverse impact on the environment.

(B) Resolution of the Glen Cove Local Economic Assistance Corporation Authorizing (i) authorize the issuance and sale of approximately \$8,315,000 (not to exceed \$9,000,000) of tax exempt and taxable revenue bonds (Tiegerman School Project); (ii) authorizing and approving the financing of a portion of the costs of a certain project for Tiegerman School; (iii) authorizing and approving the execution and delivery of a loan agreement, tax compliance agreement and certain related documents; and (iv) authorizing the taking of other action in connection therewith.

(C) Resolution of the Glen Cove Local Economic Assistance Corporation to establish an escrow account for GCLEAC to pay professional fees related to the subdivision of the former Coles School property by Tiegerman School.

Motion to adopt GCLEAC resolutions 7a, 7b, and 7c was seconded by Vincent Hartley.
Motion carried as follows:

<u>GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	Absent

As there was no further business to come before the board, Chairman Tenke made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley. Motion carried and the meeting was adjourned at 7:03PM.

Respectfully Submitted,



Anne LaMorte
CFO/Assistant Secretary - IDA & GCLEAC



IDA CB

The Glen Cove Industrial Development Agency held a special business meeting on Tuesday, August 28, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:29 p.m. and the following members were present:

IDA Members:

Timothy Tenke, Chairman
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

Also Present:

A. Fangmann, Executive Director
A. LaMorte, CFO/Assistant Secretary
M. Tyler, LJA Bond Counsel

The Assistant Secretary reported that the notice of special meeting was served in accordance with the IDA by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA/GCLEAC joint meeting held June 26, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
AYE
AYE
AYE
AYE

EXECUTIVE DIRECTOR'S REPORT:

Chairman Tenke suggested we defer the Executive Director's report toward the latter portion of the meeting, to ensure we had adequate time to get through the new business.

NEW BUSINESS:

Ms. Fangmann and IDA counsel, Milan Tyler, provided the members with an explanation for RXR Glen Cove Village Square (RXR GCVS) request for additional financial assistance on the project. Also present at the meeting were RXR GCVS project manager Rebecca D'Eloia, Project Executive; Melanie Eitel, Assistant Project Executive-Development; as well as RXR GCVS legal counsel, David Curry and Nick Terzulli from the law firm of Farrel Fritz. Representatives from RXR GCVS provided the members with an in-depth overview of the Village Square project and responded to questions from the board members.

RESOLUTIONS:

Chairman Tenke made a motion to adopt IDA resolutions 6(a):

6(a): Resolution of the Glen Cove Industrial Development Agency to take official action toward and approving certain additional financial assistance for the acquisition and straight leasing of a certain project for RXR Glen Cove Village Square Owner, LLC.

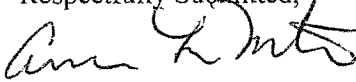
Motion to adopt IDA resolution 6a was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Ann Fangmann provided the IDA board members with an update on current projects.

As there was no further business to come before the board, Chairman Tenke made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley. Motion carried and the meeting was adjourned at 7:10PM.

Respectfully Submitted,



Anne LaMorte
CFO/Assistant Secretary - IDA

ENTERED
9-25-18

IDA

**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY
LOCAL ECONOMIC ASSISTANCE CORP.
City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Jt. Meeting
September 25, 2018**

The Glen Cove Industrial Development Agency held a joint business meeting with the Local Economic Assistance Corporation on Tuesday, September 25, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:35 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley
James Cappiello
John Tetta

ABSENT:

Joseph Gioino

Also Present:

A. Fangmann, Executive Director
A. LaMorte, CFO/Assistant Secretary
C. Byrne, Secretary
M. Tyler, IDA Bond Counsel
D. Curry, N. Terzulli: RXRGCVS legal counsel
R. D'Eloia, M. Eitel, RXRGCVS

The Secretary reported that the notice of joint meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the special IDA meeting held August 28, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
AYE
AYE
Absent
AYE

Chairman Tenke made a motion to adopt the minutes of the GCLEAC/IDA joint meeting held June 26, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

GCLEAC MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
AYE
AYE
Absent
AYE

EXECUTIVE DIRECTOR'S REPORT:

Chairman Tenke suggested we defer the Executive Director's report toward the latter portion of the meeting, to ensure we had adequate time to get through the meeting agenda.

UNFINISHED BUSINESS:

- RXR Glen Cove Village Square Owner LLC has submitted an amended financial application for financial assistance on the Village Square project. A revised economic

impact analysis report was sent to all board members for review as well as the recommendation by National Development Council for the IDA to approve the amended application. A public hearing was advertised in the local paper as well as sent to each affected tax jurisdiction and held last evening at 5:30PM. Minutes of that public hearing were also sent to each board member for review. At this time I'd like to ask Ann and/or Milan Tyler provided the members with additional information concerning this request. He highlighted that both the Camoin Economic Impact Report supports the sales tax exemption increase and National Development Corporation analysis shows a very marginal profit and would also support the amendment. Board members had some questions about why the project was over-budget and it was explained that the Planning Board changed aspects of the project from modular to framed construction following the initial application. Also RXR GCVS project management noted that upgrades to the interior fixtures are now planned to compete with the market. Unforeseen problems with water dewatering occurred during the construction process which also added to the increase in project budget. The board thanked RXR GCVS representatives for being in attendance to provide further explanation on the project funding needs, and they exited the meeting. Milan Tyler informed the members that the fee schedule for the amended application is still in discussion and suggested that the Chairman negotiate the fee directly with RXR GCVS.

- The IDA/GCLEAC Finance Committee met to review the IDA and GCLEAC budgets on August 28th. The full detailed budget was then mailed to each board member for review. Anne LaMorte provided the members with an overview of each Agency's budget.

RESOLUTIONS:

Chairman Tenke made a motion to adopt IDA resolutions 7(a):

7(a) Resolution of the Glen Cove IDA taking official action toward and approving certain additional financial assistance (sales tax exemption) for the acquisition and straight leasing of a certain project for RXR GCVS.

Motion to adopt IDA resolution 7a was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
<i>Joseph Gioino</i>	<i>Absent</i>
John Tetta	AYE

Chairman Tenke made a motion to adopt IDA resolution 7(b) and GCLEAC resolution 7(c):

7(b) Resolution of the Glen Cove IDA adopting the IDA budget for FYE 12/31/19.

7(c) Resolution of the Glen Cove Local Economic Assistance Corp. adopting the GCLEAC budget for FYE 12/31/19.

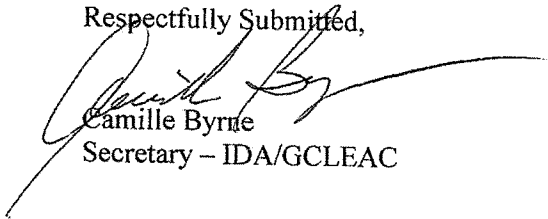
Motion to adopt IDA resolution 7(b) and GCLEAC resolution 7(c) was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
<i>Joseph Gioino</i>	<i>Absent</i>
John Tetta	AYE

Ann Fangmann provided the IDA board members with an update on current projects.

As there was no further business to come before the board, Chairman Tenke made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley. Motion carried and the meeting was adjourned at 7:14PM.

Respectfully Submitted,



Camille Byrne
Secretary – IDA/GCLEAC

ENTERED
11-13-18 FMA
CMB

**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY
LOCAL ECONOMIC ASSISTANCE CORP.
City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Jt. Meeting
November 13, 2018**

The Glen Cove Industrial Development Agency held a joint business meeting with the Local Economic Assistance Corporation on Tuesday, November 13, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:08 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

Also Present:

A. Fangmann, Executive Director
A. LaMorte, CFO/Assistant Secretary
C. Byrne, Secretary
M. Zarin, Esq. – Legal Counsel IDA

The Secretary reported that the notice of joint meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA/GCLEAC meeting held September 25, 2018 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA/GCLEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
John Tetta	AYE
<i>Joseph Gioino</i>	<i>Abstained</i>

EXECUTIVE DIRECTOR’S REPORT:

Chairman Tenke suggested we defer the Executive Director’s report toward the latter portion of the meeting, to ensure we had adequate time to get through the meeting agenda.

UNFINISHED BUSINESS:

The Secretary made two announcements as follows:

- Any board members who haven’t yet completed the ABO webinar training to please sign up for one of the next webinar training dates in December. The schedule will be posted soon and this will be the last opportunity to do so in 2018.
- Please return your confidential board evaluation survey to the Secretary’s attention at your earliest convenience; they were mailed to each member’s home.

NEW BUSINESS:

- Personnel policies: The IDA and GCLEAC seek to adopt the New York State Sexual Harassment Policy as required by New York State. The Agencies used the model policy and procedures provided by the NY State and distributed it to the members for review. In addition the Agencies also seek adopt the Workplace Violence Prevention policy; Social Media policy and Title VI/Nondiscrimination policy, all of which are attached for your information.

- Temporary Road Easement Agreement/License Agreement for temporary use of ferry terminal site for storage of construction materials. Chairman Tenke and Ms. Fangmann provided the members with a detailed overview of this matter.
- First Amendment to Trust Indenture – Garvies Point: Michael Zarin provided the members with a detailed overview of this matter.

RESOLUTIONS:

Chairman Tenke made a motion to adopt IDA resolutions 7(a) and 7(b) and asked for a second:

- Resolutions 7 (a) and (b): IDA/GCLEAC resolution adopting the following personnel policies for the Agency: Sexual Harassment; Workplace Violence Prevention; Social Media; Title VI/Nondiscrimination Policy

Motion to adopt IDA resolution 7(a) and 7(b) was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Chairman Tenke made a motion to adopt IDA resolution 7(c) and asked for a second:

- Resolution 7 (c): IDA resolution approving certain documents in connection with the City Road Project – Road Construction Documents

Motion to adopt IDA resolution 7(c) was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
Joseph Gioino	AYE
John Tetta	AYE

Chairman Tenke made a motion to adopt IDA resolution 7 (d) and asked for a second.

- Resolution 7 (d): IDA resolution authorizing the Acknowledgment and Consent to the First Amendment to Trust Indenture and Related Documents with respect to the Garvies Point Public Improvement Project

Motion to adopt IDA resolution 7(d) was seconded by Vincent Hartley. Motion carried as follows:

IDA MEMBERS

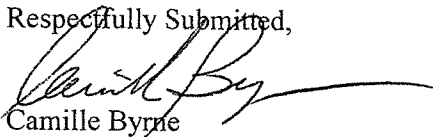
Timothy Tenke
Vincent Hartley
James Cappiello
Joseph Gioino
John Tetta

VOTING

AYE
AYE
AYE
AYE
AYE


As there was no further business to come before the board, Chairman Tenke made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley. Motion carried and the meeting was adjourned at 6:55PM.

Respectfully Submitted,



Camille Byrne
Secretary – IDA/GCLEAC

ENTERED
12-4-18

IDA 

GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY Minutes of Special Jt. Meeting
LOCAL ECONOMIC ASSISTANCE CORP. December 4, 2018
City Hall - 9 Glen Street, Glen Cove, NY 11542

The Glen Cove Industrial Development Agency held a special joint business meeting with the Local Economic Assistance Corporation on Tuesday, December 4, 2018 in the 2nd floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:05 p.m. and the following members were present:

IDA/GCLEAC Members:

Timothy Tenke, Chairman
Vincent Hartley (late)
James Cappiello
John Tetta
Absent: Joseph Gioino

Also Present:

A. Fangmann, Executive Director
A. LaMorte, CFO/Assistant Secretary
C. Byrne, Secretary
M. Zarin, Esq. – Legal Counsel
B. Schwartz, Esq. – Legal Counsel
Interested public

The Secretary reported that the notice of special joint meeting was served in accordance with the IDA and GCLEAC by laws.

Chairman Tenke made a motion to adopt the minutes of the IDA/GCLEAC meeting held November 13, 2018 and asked for a second. The motion was seconded by James Cappiello. Motion carried as follows:

IDA/GCLEAC MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
John Tetta
Joseph Gioino

VOTING

AYE
Absent for vote
AYE
AYE
Absent

NEW BUSINESS:

- Chairman Tenke announced that this special joint meeting was called to order for the purpose of discussing Garvies Point Public Use Improvements and the Herb Hill/Garvies Point Road Reconstruction project agreements. Brad Schwartz emailed documents directly to each board member for review prior to this meeting. Copies of the documents were included in each board member's packet. Michael Zarin was present at the meeting and provided the members with an overview of the agreements. Mr. Zarin informed the members that they approved the process of amending these agreements before the decision was ultimately taken to the bondholders for formal approval. It was reported that formal approval was received by majority of the bondholders and this evening the resolutions authorize the IDA and GCLEAC to execute said agreements.

RESOLUTIONS:

Chairman Tenke made a motion to adopt IDA resolution 5(A) and asked for a second:

- Resolutions 5 (A): IDA resolution approving the public use improvements agreement and road agreement.

The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>IDA VOTING</u>	
Chairman Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
<i>Joseph Gioino</i>	<i>Absent</i>
John Tetta	AYE

Chairman Tenke made a motion to adopt GCLEAC resolution 5(B) and asked for a second:

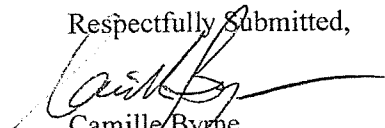
- Resolution 5 (B): GCLEAC resolution approving the public use improvements agreement and road agreement.

The motion was seconded by Vincent Hartley. Motion carried as follows:

<u>GCLEAC VOTING</u>	
Chairman Tenke	AYE
Vincent Hartley	AYE
James Cappiello	AYE
<i>Joseph Gioino</i>	<i>Absent</i>
John Tetta	AYE

As there was no further business to come before the board, Chairman Tenke made a motion to adjourn the meeting. The motion was duly seconded by James Cappiello. Motion carried and the special joint meeting was adjourned at 6:13PM.

Respectfully Submitted,


Camille Byrne
Secretary – IDA/GCLEAC

