

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

**Minutes of Meeting  
June 23, 2020**

The Glen Cove Industrial Development Agency and Local Economic Assistance Corp. held a regular business meeting via Microsoft Teams on Tuesday, June 23, 2020. The Chairman called the meeting to order at 6:30PM and the following members were present:

**IDA BOARD MEMBERS:**

Chairman Tenke  
Vincent Hartley  
Jim Cappiello  
John Tetta  
Joe Gioino

**ALSO PRESENT:**

Ann S. Fangmann, AICP – Executive Director  
Margo Zoldessy, Finance Manager  
Camille Byrne, Secretary  
Milan Tyler, GC-IDA Legal Counsel

The Secretary reported that the notice of meeting (via Microsoft Teams and teleconference) was served in accordance with the IDA/LEAC by laws and Open Meetings Executive Order 202.1. The meeting was recorded and posted on the Glen Cove IDA website for viewing.

Chairman Tenke made a motion to adopt the minutes of the IDA/LEAC meeting held May 12, 2020 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

**IDA/LEAC MEMBERS**

Timothy Tenke, Chairman  
Vincent Hartley  
Jim Cappiello  
John Tetta  
Joe Gioino

**VOTING**

AYE  
AYE  
AYE  
AYE  
AYE

**EXECUTIVE DIRECTOR/FINANCE REPORT:**

The Executive Director provided the attendees with an update on the Garvies Point Redevelopment as well as Village Square construction projects:

- Ms. Fangmann informed the board that she partook in a walk-through of the Herb Hill Road/Garvies Point Road reconstruction project which is 95% complete with asphalt in place, striping in progress, landscaping completed and noted that this is a very exciting milestone.
- Dredging is underway at the new Anglers Club bulkhead area.
- Village Square is substantially complete with plantings in the plaza courtyard. A virtual lottery for the 13 affordable housing units will take place on Thursday, June 25<sup>th</sup> coordinated by Long Island Housing Partnership.

Members of the board expressed that they are pleased with the outcome of these projects which has transformed the blighted landscape of both sites. Chairman Tenke thanked RXR and Joe Graziose, who attended this evening's meeting, noted that it has been a true partnership between RXR and the City of Glen Cove.

The Finance Manager provided the board with a brief update on the Agencies' finances noting that the budget to actual is on-budget with a slight overage in administrative costs attributed to the need for more supplies and equipment to conduct the remote working situation as a result of Covid-19 for the past three months.

**NEW BUSINESS:**

The Chairman announced that the purpose of this evening’s meeting is for the IDA Board to grant RXR a 90-day extension on the sales tax exemption through September 30, 2020 for the Garvies Point Redevelopment project. The board members were provided with RXR’s formal request letter citing that the reason for the extension request was due to construction delays (NY PAUSE) because of Covid-19. Milan Tyler, IDA legal counsel, noted that this is the second request for extension – the first being a 6-month extension at the beginning of 2020 ending June 30, 2020.

As there were no further questions, the Chairman made a motion to adopt IDA Resolution 7(a) and asked for a second:

**RESOLUTION:**

7(a) Resolution of the Glen Cove IDA authorizing certain matters in connection with its straight lease transaction with RXR Glen Isle Partners LLC and its affiliate, consisting of a 90-day extension on the sales tax exemption through September 30, 2020.

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

<b><u>IDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Timothy Tenke, Chairman	AYE
Vincent Hartley	AYE
Jim Cappiello	AYE
John Tetta	AYE
Joe Gioino	AYE

**ADJOURNMENT:**

There being no further business to come before the IDA/LEAC board, Chairman Tenke made a motion to adjourn the meeting and asked for a second. Motion seconded by Vincent Hartley. Motion carried and the IDA/LEAC meeting adjourned at 6:41 PM.

Respectfully Submitted,  
Camille Byrne, Secretary  
Glen Cove IDA/LEAC

Adopted 7/28/20

Approved *Ch...*  
**ENTERED**  
7-28-20