

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

**Minutes of Meeting
December 22, 2020**

The Glen Cove Industrial Development Agency and Local Economic Assistance Corp. held a regular business meeting via Microsoft Teams on Tuesday, December 22, 2020. The Chairman called the meeting to order at 6:05 p.m. and the following members were present:

IDA/LEAC MEMBERS:

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

Also Present:

Ann Fangmann, Executive Director
Camille Byrne, Secretary
Margo Zoldessy, Finance Manager

The Secretary reported that the notice of meeting (via Microsoft Teams and teleconference) was served in accordance with the Glen Cove Industrial Development Agency and Local Economic Assistance Corporation by-laws and Open Meetings Executive Order 202.79.

MINUTES:

Chairman Tenke made a motion to adopt the minutes of the IDA/LEAC meeting held September 22, 2020 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA/GCLEAC MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
John Tetta
Joseph Gioino

VOTING

AYE
AYE
AYE
AYE
AYE

Chairman Tenke made a motion to adopt the minutes of the special IDA meeting held September 24, 2020 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA MEMBERS

Timothy Tenke
Vincent Hartley
James Cappiello
John Tetta
Joseph Gioino

VOTING

AYE
AYE
AYE
AYE
AYE

EXECUTIVE DIRECTOR'S REPORT:

Ann Fangmann deferred her report to ensure there was ample time for a presentation by 135 Glen Cove Ave. Corp. (Livingston Development Corp.) to discuss the Villas project and the applicant's request for IDA financial assistance.

FINANCE REPORT:

Margo Zoldessy provided the members with an overview of the budget to actual for the period January to November 2020. She noted that there was a slight budget deficit attributed to unanticipated vacation/sick time payout.

UNFINISHED BUSINESS:

Annual board evaluation questionnaire forms were sent to all board members for completion and we request they be returned to the Secretary as soon as possible.

NEW BUSINESS:

Chairman Tenke asked Milan Tyler to provide the members with an overview of Livingston Development Corp. request for GC-IDA financial assistance for the Villas at Glen Cove project. Mr. Tyler explained that the project has been in the planning phase for many years and that the GC-IDA has not considered any request for financial assistance pending Planning Board approval which was just rendered earlier this month. The applicant's revised application for financial assistance and Standard Valuation Services (SVS) Real Property Assessment Analysis was distributed to the members in advance of this meeting. Mr. Tyler introduced Dan Deegan, legal counsel for Livingston Corporation. Mr. Dan Livingston and his partner Keith Lanning were also present on the Teams meeting.

Mr. Deegan provided further information concerning the history of the project noting the decreased size of the project and the workforce units (10%) included, and asked Mr. Livingston to provide the members with an in-depth description of the proposed project and how the project will eliminate a blighted area and enable existing residents to remain in Glen Cove as well as attract outside people to move to Glen Cove. Both Mr. Deegan and Mr. Livingston emphasized that the project will not be viable without IDA assistance especially in light of the shift from condominium market to rental market that occurred during the past 10+ years while this project has been in the conceptual/planning stages. They further claimed that bank financing is generally only available to rentals versus condominiums at this point in time.

Glen Cove IDA board members expressed their questions/concerns as follows:

Q: Member John Tetta indicated his concern that there is no further need for apartment rentals in Glen Cove following the newly constructed Waterfront and Village Square developments alongside the existing Avalon and other apartment buildings.

A: Mr. Deegan responded that the City's Master Plan cites the need for rental apartments, especially in the project location.

Q: Member Joe Gioino mentioned that the Master Plan is dated at this point (2009) and that he believes the City's requirement may have been met with the Waterfront and Village Square apartment development projects. He further requested that the Executive Director and IDA staff research the percentage of rental housing in Glen Cove as compared to the rest of Nassau County. Mr. Gioino further recalled that the applicant tore down the buildings on the site and allowed it to remain a blighted parcel for many years and that the applicant's financial position is a self-created issue by Livingston such that they must have financial assistance, or the project will not be able to move forward. He expressed his reaction that it was insulting to be told they need IDA assistance, or else it will not be viable.

A: Mr. Deegan responded that the IDA should only consider future development costs.

Q: Chairman Tenke asked about the benefits of the project to the residents of Glen Cove such as jobs and economic impact?

A: Mr. Deegan indicated that they anticipate 150 construction jobs and are committed to using local contractors who will conduct apprentice/training for local residents to learn a trade. They will provide a shuttle to bring their residents to the downtown shops and the ferry and LIRR and this will add to economic development in the City of Glen Cove. Mr. Deegan also referenced the need for more rental apartments on Long Island, the project's affordable units and the cleaning up of a blighted area that is the gateway to the City's Downtown and Waterfront.

Q: Vice Chairman Hartley asked for research that the feasibility of the project still works with the new apartments that were just completed in Glen Cove. He expressed concern that the Villas will compete with these new developments and/or become half empty.

After further lengthy Q&A and comments by the members, Chairman Tenke asked Mr. Tyler to explain to the board members the proposed resolution 7(a). Mr. Tyler explained that this resolution is to approve a non-binding preliminary agreement with the applicant and authorizing the staff and counsel to conduct

additional due diligence and hold a public hearing to further explore the viability of the project and to better educate the board in making its decision to grant financial assistance on the proposed project. Mr. Gioino advised that the board will be doing its own research and asked the staff and counsel to ensure there is plenty of time to digest the economic impact reports and public comment received following the public hearing. All of the board members echoed that sentiment that the board wants to ensure there is ample time to fully review and respond to all questions and comments.

Resolutions:

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

7(a) Resolution of the Glen Cove Industrial Development Agency taking preliminary action toward the straight leasing of a certain project for 135 Glen Cove Avenue Corp. and/or its affiliates or related designees (the “Applicant”) and authorizing the Execution and delivery of a preliminary agreement with the applicant with respect to such transaction.

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

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

ADJOURNMENT

As there was no further business to come before the boards, the Chairman made a motion to adjourn the meeting and asked for a second. Motion seconded by Vincent Hartley on behalf of both the IDA and LEAC. Motion carried as follows:

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

The IDA/LEAC meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Camille Byrne, Secretary
Glen Cove IDA/LEAC