

The Glen Cove Industrial Development Agency and Local Economic Assistance Corp. held its annual organizational meeting via Microsoft Teams on Tuesday, January 12, 2021. The Chairman welcomed the returning members to the meeting and thanked them for their past service. He announced that it is his intention to add two new members to the board and that Dave Jimenez is being appointed by the City Council for the Local Economic Assistance Corp. this evening. The Chairman called the meeting to order at 6:30 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  
Milan Tyler, Esq. – Legal Counsel

The Secretary reported that the notice of annual meeting (via Microsoft Teams) was served in accordance with the Glen Cove Industrial Development Agency and Local Economic Assistance Corporation by-laws and Open Meetings Executive Order 202.87.

**MINUTES:**

Chairman Tenke made a motion to adopt the minutes of the IDA/LEAC meeting held December 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

**EXECUTIVE DIRECTOR'S REPORT:**

The Executive Director provided the members with an update on projects administered by the agency, namely:

- Garvies Point – Many of the public amenities are in place and encouraged the members to visit the site. PUD amendment is on the upcoming planning board agenda.
- Herb Hill Garvies Point Road is complete. Grant close-out is in progress with NYS DOT and we anticipate a \$2.5 million reimbursement from ESD under the grant for that project.

**FINANCE REPORT:**

The Chief Financial Officer provided the members with the year-end IDA and LEAC budget summary.

**UNFINISHED BUSINESS:**

- The Secretary announced that each member was sent by mail an Oath of Office card and Fiduciary Duty Acknowledgement form for 2021 as well as the Statement of Financial Disclosure for 2020 activity that must be completed by each member. Members are asked to complete this required documentation and make arrangements with Camille Byrne to return the forms in person in order to sign the oath of office book. Any member who has not yet returned their board evaluation questionnaire is also asked to do so as soon as possible and that may be returned by email, fax, or mail.
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**NEW BUSINESS:**

Chairman Tenke announced that this is our annual organizational meeting where we appoint officers of the board, form committees and other administrative business.

Chairman Tenke made a motion to adopt the following GC-IDA resolutions 7(a) through 7(f).

**Resolutions:**

7a) Resolution of the GC-IDA for appointment of officers to the IDA Board:

- Tim Tenke: Chairman
- Vincent Hartley: Vice Chairman/Treasurer/Ethics Officer
- Ann Fangmann: Executive Director/Contracting Officer
- Margo Zoldessy: Chief Financial Officer, Assistant Secretary
- Camille Byrne: Secretary, Records Management Officer.

7b) Resolution of the GC-IDA appointing members of the Audit/Finance Committee.

- Vincent Hartley: Audit/Finance Committee Chairman
- Jim Cappiello: Committee Member
- John Tetta: Committee Member

7c) Resolution of the GC-IDA appointing members of the Governance Committee.

- Tim Tenke: Governance Committee Chairman
- Jim Cappiello: Committee Member
- Joe Gioino: Committee Member

7d) Resolution of the GC-IDA approving the 2021 IDA meeting schedule.

7e) Resolution of the GC-IDA authorizing the adoption of New York State Archives Retention and Disposition schedule LGS-1 for management of the agency's records.

7f) Resolution of the GC-IDA appointing members of the Transaction Committee.

- Tim Tenke, Chairman
- Ann Fangmann, Executive Director
- IDA Legal Counsel

The motion to adopt GC-IDA resolutions 7(a) through 7(f) was seconded by Vincent Hartley. Motion carried as follows:

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

Chairman Tenke made a motion to adopt GC-LEAC resolutions 7(g) through 7(l) and asked for a second:

7g) Resolution of the GC-LEAC for appointment of officers to the GC-LEAC Board:

- Tim Tenke: Chairman
- Vincent Hartley: Vice Chairman/Treasurer/Ethics Officer
- Ann Fangmann: Executive Director/Contracting Officer
- Margo Zoldessy: Chief Financial Officer, Assistant Secretary
- Camille Byrne: Secretary, Records Management Officer.

7h) Resolution of the GC-LEAC appointing members of the Audit/Finance Committee.

- Vincent Hartley: Audit/Finance Committee Chairman
- Jim Cappiello: Committee Member
- John Tetta: Committee Member

7i) Resolution of the GC-LEAC appointing members of the Governance Committee.

- Tim Tenke: Governance Committee Chairman
- Jim Cappiello: Committee Member
- Joe Gioino: Committee Member

7j) Resolution of the GC-LEAC approving the 2021 GC-LEAC meeting schedule.

7k) Resolution of the GC-LEAC authorizing the adoption of New York State Archives Retention and Disposition schedule LGS-1 for management of the agency's records.

7l) Resolution of the GC-LEAC appointing members of the Transaction Committee.

- Tim Tenke, Chairman
- Ann Fangmann, Executive Director
- IDA Legal Counsel

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

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

Chairman Tenke made a motion to adopt GC-IDA Resolution 7(m) and asked for a second:

7m) Resolution of the GC-IDA authorizing the Chairman and/or Executive Director to enter into annual contracts for professional services:

NAME OF CONTRACTOR	PURPOSE OF CONTRACT	COMPENSATION
Phillips Lytle LLP 340 Madison Ave New York, NY 10173  Term: 1/1/2021 – 12/31/2021	Legal Services on IDA matters (not payable by third parties)	Milan K. Tyler/Partner: \$525/hr Paul V. O'Brien/Special Counsel \$480/hr Anthony J. Iacchetta, Partner \$315/hr Matthew J. Fitzgerald, Associate \$235/hr.  Municipal status discount (12%)
Zarin & Steinmetz 81 Main St. White Plains, NY 10601  Term: 1/1/2021 – 12/31/2021	Legal Services on IDA-Garvies Point Waterfront Project (payable through escrow account established by RXR Glen Isle Partners LLC)	Michael D. Zarin/Partner: \$495/hr Brad K. Schwartz/Partner: \$435/hr Associates: \$335-400 /hr Paralegal: \$125/hr

Motion to adopt GC-IDA resolution 7(m) 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

The Board Members asked for an update on the status of the Livingston Villa Project application. The board members requested that Kevin Gremse of National Development Corp. be invited to a future meeting to discuss this project and to be prepared with Universal Tax Exemption Policy (UTEP) and market studies data for this project and whether the applicant will be seeking Opportunity Zone financing.

**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:

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

The IDA/LEAC meeting was adjourned at 6:59 p.m.

Respectfully Submitted,

Camille Byrne, Secretary  
Glen Cove IDA/LEAC

Adopted 3/23/2021