

Resolution #7a)

**RESOLUTION OF THE GLEN COVE INDUSTRIAL DEVELOPMENT
AGENCY AUTHORIZING THE SUBMISSION OF THE AGENCY ANNUAL
ACCOMPLISHMENTS AND PERFORMANCE REPORTING FOR FYE 12-31-20
TO THE NEW YORK STATE AUTHORITIES BUDGET OFFICE**

WHEREAS, the Governance Committee met on February 9, 2021 to review the summary of the confidential results of the annual board evaluation of the Glen Cove Industrial Development Agency as well as the report on annual accomplishments and performance goals as outlined in the attached report; and

WHEREAS, the Governance Committee hereby recommends submission of the attached 2020 Accomplishments Report as outlined herein to the New York State Authorities Budget Office (NYS ABO).

NOW, THEREFORE, BE IT RESOLVED that the Glen Cove Industrial Development Agency is hereby authorized to submit the annual board evaluation and accomplishments/performance goal report to the NYS ABO on or before March 30, 2021.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

	<u>VOTING</u>
Chairman Tenke	AYE
Vice Chairman Hartley	AYE
James Cappiello	AYE
Joe Gioino	AYE
Dave Jimenez	AYE
Ion Puspurica	AYE
John Tetta	AYE

The foregoing Resolution is thereupon declared duly adopted.

ENTERED
3-23-21
IDA

**Glen Cove Industrial Development Agency
Measurement Report FYE 12/31/20
Governance Committee Meeting 2/9/21**

IDA Mission Statement: The Glen Cove IDA is authorized to promote, facilitate, and assist in the acquisition, construction, and improvement of industrial, commercial, cultural, and educational facilities that advance economic welfare of the community by job creation, economic activity, and prosperity for the residents of the City of Glen Cove.

The Mission Statement is reaffirmed annually by the board members and was reaffirmed by the board at the March 23, 2021 board meeting approving this report. The initial approval of the mission statement by the board members took place on 3/10/2011.

Answers to 5 questions:

- 1. Have the board members acknowledged that they have read and understood the mission of the public authority?**
 - a. The board members acknowledged that they have read and understood the mission of the Glen Cove IDA.
- 2. Who has the power to appoint the management of the public authority?**
 - a. The Chairman has the power to appoint the management of the Glen Cove IDA.
- 3. If the board appoints management, do you have a policy you follow when appointing the management of the public authority?**
 - a. This is not applicable as the Chairman appoints management.
- 4. Briefly describe the role of the Board and the role of management in the implementation of the mission.**
 - a. The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements, and results. The role of management is to collaborate with the board in strategy development / strategy authorization and to implement established programs, processes, activities, and policies to achieve the public authority's mission.
- 5. Has the board acknowledged that they have read and understood the response of each of the questions?**
 - a. The Board of Directors acknowledged that it has read and understood the responses to these questions and approving their submission.

Glen Cove IDA Performance Measurement Report for the year ending December 31, 2020.

Performance Goal #1. *To operate in a fiscally conscientious and responsible manner.*

Performance Measurement: The IDA obtained its goals of being fiscally conscientious and responsible as well as operating in a transparent and easily accessible manner for the year 2020. The IDA has consistently filed all reporting with ABO in a timely manner as well as instituting any new policies or requirements mandated or suggested by the ABO. The IDA also responded to all inquiries regarding project data from the ABO. The Audit and Finance Committees met periodically during the year to review and approve the Annual Budget and Annual Financial Report as well as monitored the investing and internal control policies of the Agency. The Committees reported no findings to the Board. The Agency's auditors had no findings

for the IDA for the year ending December 31, 2020 or subsequent years. The IDA's Straight lease programs have paid their PILOTs in a timely fashion as well as creating and maintaining the number of full-time jobs, (FTE's) agreed to in their agreements. The IDA worked with the City's Finance Department to implement new tracking procedures for PILOT invoices and payments. The IDA was audited by the NYS-OSC beginning September 12, 2019 . During early 2020, the field audit concluded, and an exit conference was held between the field audit team, Executive Director and CFO. A draft audit report is being compiled by the NYS-OSC with no further updates at the time of this filing. On February 11, 2020, the IDA board adopted a policy requiring all members and officers of the board to file an annual financial disclosure form to be kept on file with the IDA Board Secretary to identify any conflicts of interest of the member/officer relative to the business of the Agency.

Performance Goal #2. *To continually assess the needs and opportunities of the City's business community, and to strive to apply the Agency's services where they will create the most benefit and economic vitality.*

Performance Measurement: The IDA has met the goal of assessing the needs and opportunities of the City's business community for 2020. The IDA continues to work on a campaign to identify what businesses are needed in the Downtown area and then actively recruiting these types of businesses through direct communications, and meetings and calls with stakeholders. The IDA continues to participate in the Long Island Economic Collective Digital Marketing Campaign, which includes all eight IDAs on Long Island and well as the support of Discover Long Island and National Grid. The IDA was featured in the Long Island Intelligence Report, with distribution of print and digital copies. This Report was featured in Site Selection magazine, with national exposure. . The LI Economic Development Collective also launched a webpage: <https://www.discoverlongisland.com/business>. The IDA collaborates with other city organizations and agencies (such as the Business Improvement District Board, the Chamber of Commerce, the Inter-Agency Council, and others) and participates in several business focus groups and town hall meetings in order to enhance communication and obtain feedback. Please note that the Covid-19 pandemic through the majority of 2020 seriously impacted the operations of many Downtown businesses as well as businesses throughout the City.

Performance Goal #3. *To meet the economic and sustainability needs of the community through application of various economic incentives and programs.*

Performance Measurement: The IDA has met this goal in 2020 with continued use of the IDA straight lease and bond programs.

In 2014, the City created a new corporation the **Glen Cove Local Economic Assistance Corporation**, ("GCLEAC") to assist the National Healthplex, (d/b/a "The Regency at Glen Cove") The ability to refinance their debt has allowed the Regency to: a) increase the assisted living unit count by three units from 96 to 99 units; b) create additional common space and other aesthetic and functional improvements within the building; c) improve the School Street façade and construct a new 22 memory care unit (making the total unit count 121). The improvements should significantly enhance the quality of life for the residents. This project began construction in May 2016 and will create 16 new full-time jobs as well as 11 construction phase jobs. The construction of the Alzheimer's units was completed in

late 2019 and produced 752 full time equivalent construction and construction related jobs. The Ribbon cutting for the newly named Safe Harbor took place on January 30, 2020.

The IDA closed on the **Village Square property** with RXR Glen Cove Village Square Owner LLC, in December 2017 and received administrative fees of \$309,736. This 2.5-acre, five story, mixed use project is located in the Downtown Business Improvement District (BID) and centered on a large public plaza, which will help revitalize the downtown area by creating approximately 146 residential rental housing units, including 13 workforce units, approximately 15,000 square feet of commercial space and, including approximately 1,900 square feet of medical office space and 171 parking spaces on site. The IDA estimates 15-25 full time jobs will be created from this project as well as 100-150 construction jobs. The City also received a PILOP fee for \$207K. The parking lease agreement entails that RXR rent at least 25 spaces per month in the Brewster Street Garage for \$65 per month and allows up to 75 spots for residents in the garage based on demand. The project began in August of 2017, with RXR starting the demolition of the buildings on the property. Construction continued in 2019 with the majority of vertical and façade work completed. The large public plaza was also substantially completed in 2019. Construction concluded in 2020 with a ribbon cutting held in October of 2020. Additionally, a lottery for the 13 affordable units was held in June of 2020 with the support of the Long Island Housing Partnership. Pre-leasing began in summer 2020, with over 50% of apartments leased by the end of the year. In December 2020, the City and RXR held a dedication ceremony for the public plaza as well as a tree lighting and scaled down Winter Festival, due to Covid-19. The Village Square plaza and retail space has also hosted the Sea Cliff Farmers Market during the winter months.

The IDA closed on the **Waterfront Revitalization Project (Garvies Point)** in November 2016 and continues to work with RXR in constructing the Public Amenities and green space for use by the residents of Glen Cove. This project will benefit the City of Glen Cove, its residents, and Nassau County by reclaiming blighted industrial waterfront property for public benefit and enjoyment through creating open space, luxury and workforce housing and retail/office space. RXR (developer of Garvies Point waterfront destination) will bring 466 new jobs during the construction phase of 5-6 years, and 545 jobs post-completion. There will also be new tax revenues and money infused into the Glen Cove economy. Three residential buildings are being developed during phase I of construction. Building H-rentals (177 units) and Building I-rentals (208 units), also known as Harbor Landing is open for occupancy, with Building H resident move-ins that started during fall 2019. As of the end of 2020, Building H was stabilized at 95% leased with cyclical turnover. Brendel's Bagels and Building I at Harbor Landing opened in fall 2020. Building I is approximately 35% leased. The Building B-condos (167 units known as The Beacon) leasing office opened at the end of 2019, with closings and move-ins which began in beginning early 2020. At the end of 2020, Building B had approximately 50% of the units sold and in contract. In 2020, work on Phase 1 (east of the Ferry Terminal) of the public amenities was completed at approximately 75%. The U.S. Army Corp. of Engineers (ACOE) issued its Bulkhead/Marina Permit for the project on August 17, 2018, with subsequent amendments approved in the following years. The old Angler's Club was removed and replaced with a new building in 2019. The Certificate of Occupancy was issued in early 2020, with a ribbon cutting held thereafter. The Angler's Club Marina was completed in 2020; however, installation of the finger docks has been put on hold pending a waiver request for 20 ft docks to the ACOE. Due to additional work needed to stabilize the open cell bulkhead at the Transient Marina, that area is scheduled to be complete by spring 2021. Public roadway work in Phase I (Dickson Street, Road F and Road G) was completed. Substantial work on Phase 2 (west of the ferry terminal) of the public amenities was also completed in 2020 at approximately 75%. Road D parking adjacent to the ferry terminal and dog park as well as a public parking lot adjacent to Building B and Garvies Point Park was completed. Much of the outside furniture has arrived on-site and most of the components to install

the Ecology Pier and playground are on-site in storage. The dog park was completed and opened to the public in early winter 2021. Portions of the Waterfront Esplanade are open to the public, with the majority to be opened in 2021. Both gazebos have been constructed and furnished. The public bathrooms on the west of the ferry terminal and boat attendant building (with public bathrooms) at the terminus of Garvies Point Road have been completed and will be open to the public in 2021. A total of \$56,951,026 has been spent on the Public Amenities at the Waterfront, as of December 31, 2020.

In April 2020, the IDA Board approved the addition of the **Garvies Point Brewery** as part of the RXR Garvies Point project at the Waterfront, along with modifications to the original Marina Building #1. RXR sought to activate the east end of the project and public amenities with the addition of the Brewery, with indoor and outdoor dining space, which relocates an existing Waterfront business looking to expand operations to another location across the road. The Brewery building will retain the office space and public restrooms that were envisioned for the original marina building. At this time, the IDA Board also appointed the Garvies Point Master Association, Inc. (HOA) to an initial five-year term to oversee and manage the maintenance of the Public Use Easement Areas and Public Improvements. This requires the HOA to enter into a Maintenance Agreement with the IDA.

In September 2020, the IDA Board granted an extension of the sales tax benefit at Garvies Point to RXR, consistent with a **PUD Amendment** RXR is seeking approval of from the Planning Board and an updated construction timetable. The IDA Board also consented to RXR's application to the Planning Board for the PUD Amendment and noted special considerations for the Planning Board in their review within the approving resolution.

In August 2020, the IDA granted sales and mortgage tax exemptions to the **Georgica Green Ventures LLC** affordable housing project at Garvies Point. This project will provide 55 units of affordable rental housing to the City at the Waterfront. In 2019, the IDA Board consented to the transfer of Block G (part of Garvies Point) from RXR to Georgica Green. The closing on the property is anticipated in early 2021, with construction to begin shortly thereafter.

The **Ferry Terminal** Building was completed in December 2015 and full project close-out was completed in 2017 with all grant funding reimbursed. Paving and striping of the Ferry Terminal parking lot will be accomplished in coordination with RXR and the public amenities work.. The City released an RFP for a Ferry Operator in November 2017. Two respondents submitted proposals. The City of Glen Cove accepted the proposal of Hornblower Metro Ferry LLC with the commencement of service targeted for May 2020. The City requested an extension from FHWA and NYSDOT who were the funding agencies for the project and approval was granted to delay the commencement of ferry service to May 2020, to allow time for the Garvies Point (Phase I), Village Square, and Herb Hill/Garvies Point Road projects to be completed reducing the hazardous construction conditions that would be at and around the ferry terminal site. A detailed action plan with milestones to achieve this goal was developed in 2018 and approved for implementation by the FHWA and NYSDOT during 2019. The IDA assisted the City in the RFP process for operator and the City entered into a letter of intent to contract with Hornblower Metro Ferry, LLC in January 2020. However, due to the Covid-19 pandemic, the NYSDOT and FHWA have agreed to an indefinite postponement of the City's commuter ferry service at this time. The City entered into a one-year agreement with Eastern Star Dinner/Event Cruises in May 2019 for a one-year term at an annual cost of \$15,000.00. Eastern Stars operations were impacted by the Covid-19 pandemic in 2020 and the City and Eastern Star are negotiating terms for a potential future agreement.

The **Herb Hill/Garvies Point Road Reconstruction** contract was awarded in January 2017. The team worked with NYSDEC to develop an Excavation Work Plan (EWP) approved by NYSDEC in early November 2017. In 2019, substantial work (approximately 80%) was completed on the project, including the installation of underground utilities (sewer, water, drainage, telecommunications) from the terminus at the west end of Garvies Point Road to near the Slant Fin property. The installation of a temporary bypass at the intersection of Herb Hill Rd., Garvies Point Rd. and Dickson St. was also completed by RXR to facilitate work on the project in 2019. As of late spring 2020, the project was fully completed, transforming the one mile, degraded and inadequate roadway into a corridor for the Waterfront, with new pedestrian sidewalks; sanitary sewer, water, telecommunications, electrical utilities; and stormwater management infrastructure. In addition, the roadway was elevated, with utilities relocated underground, providing resiliency measures for major storm events. Funding for the road project will be provided by NYSDOT, \$6.5 million and \$2.5 million by Empire State Development. The balance of the funding will be paid from bond proceeds totaling \$15,942,847 for the road. Due to escalation caused by project delays and cost increases resulting from the requirements imposed by the NYSDEC and water management issues, the City worked with the IDA, GCLEAC, and RXR to make up to approximately \$13.7M available from the Public Amenities account to the City account for the Road project, as needed. This was memorialized in several agreements executed between the parties, including the First Amendment to the Trust Indenture, PIF Agreement, and Road Agreement. As of the end of 2020, \$6,940,770 was transferred to the City account from the Public Amenities account for the road. Approximately \$28,904,142 has been spent on the road construction, with final payments in negotiation with the contractor due to surety involvement and other mitigating factors.

Performance Goal #4: *To encourage businesses to benefit from IDA programs by clearly communicating the programs available.*

Performance Measurement: The IDA has successfully met this goal in 2020 by keeping the website current with information about the programs that are offered by the IDA along with what benefits the IDA can provide to qualified companies seeking financial assistance. NYS-OSC has mandated that IDA's put more project information on their websites as well as live stream their meetings. For each project from 2016 on, the IDA has posted the project Application, Authorizing Resolution, PILOT, and the Annual Assessment Report. The IDA Executive Director is available to answer any questions that potential clients may have in a timely fashion. The Executive Director reports monthly (and as needed) to the Board members and Chairman on all projects of the Agency. This information is also disseminated by the board and Chairman to the public. The Director also meets with the Glen Cove BID on a monthly basis to ensure all are working together to bring business into Glen Cove and to resolve any problems in this process. In an effort to streamline the IDA process for potential applicants, the IDA adopted the creation of a Transaction Committee to screen applicants and bring only qualified applicants to the board without waiting for the next board meeting. The Committee is comprised of the IDA Chairman, IDA Executive Director and the IDA Attorney. In certain circumstances, the IDA Chairman and Executive Director choose to bring preliminary matters to the full IDA Board instead of the Transaction Committee.

The IDA Chairman and Executive Director had discussions with approximately 10 developers throughout 2020. Due to the Covid-19 pandemic, many of these discussions were held on virtual platforms such as Microsoft Teams and Zoom as well as by conference call. The IDA ensured that materials were available electronically via the website and by email. These preliminary discussions underscore our business-friendly environment as well as provide valuable feedback to encourage projects that are a good fit for the city.

Performance Goal #5: *To cultivate and maintain community trust and engagement by operating in a transparent and easily accessible manner.*

Performance Measurement: The IDA has achieved this goal in 2020 by keeping the residents of Glen Cove informed of ongoing projects and addressing any concerns that they may have during monthly IDA board meetings and/or City Council meetings, ensuring that the IDA website is kept up to date with current information about projects, and by also having public meetings when needed or requested. IDA management is also easily accessible by promoting an open-door policy whereby residents, board members and employees are always welcome to speak to the Executive Director and the Chairman about any concerns or comments they may have. In particular, the staff and IDA counsel has committed to providing more time between public hearings for projects and IDA decision making. As a matter of policy, IDA staff will be providing adequate time (such as weeks) between the distribution of project materials, public hearings and voting on project resolutions by the IDA Board. Both Board and public comment will be addressed with at least a week of review of the IDA staff and/or applicant responses by the IDA Board before bringing the matter to vote. Due to the Covid-19 pandemic and by Open Meetings Law Executive Order 202.1 of the State of New York, the majority of Board meetings, Committee meetings and public hearings were held on virtual platforms, such as Microsoft Teams, with a conference call option. Meetings were noticed with these instructions and information for accessing virtual meetings and calls were provided on the IDA and City of Glen Cove websites. Livestreams of the IDA meetings and public hearings are available for viewing in accordance with the Open Meetings Law, Executive Order 202.1.

3/29/21

Name of Authority: Glen Cove Industrial Development Agency & Local Economic Assistance Corp.

SUMMARY: 2020 Confidential Evaluation of Board Performance
5 of 5 IDA/LEAC Members Responded

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.	5			
The policies, practices and decisions of the Board are always consistent with this mission.	5			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	5			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	5			
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure, or self-interest.	5			
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all-important issues.	5			
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	5			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	5			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	5			
Board and committee meetings facilitate open, deliberate, and thorough discussion, and the active participation of members.	5			
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.	5			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	5			
Board members demonstrate leadership and vision and work respectfully with each other.	5			
The Board sets clear and measurable performance goals for the Authority that contributes to accomplishing its mission.	5			