

1 CITY OF GLEN COVE

2 PUBLIC HEARING

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4 CITY OF GLEN COVE

5 INDUSTRIAL DEVELOPMENT AGENCY MEETING

6 -----

7

HELD VIRTUALLY BY
MICROSOFT TEAMS

8

9

May 6, 2021
6:03 p.m.

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11

12 GEORGICA GREEN VENTURES

13

14 B E F O R E :

15

TIM TENKE, Chairman
JOE GIOINO
ION PUSPURICA
JOHN TETTA
DAVID JIMENEZ

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ANN FANGMANN,
Executive Director
MILAN TYLER,
Legal Counsel
CAMILLE BYRNE,
Secretary

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LISAMARIE MARCONI,
Court Reporter

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1 CHAIRMAN TIM TENKE: Welcome,
2 everyone. This is the Glen Cove IDA public
3 hearing for Georgica Green Ventures.
4 Today is May 6th of 2021. It is now 6:03
5 p.m., and I want to welcome everyone.
6 Good evening. My name is Timothy Tenke.
7 I am the Chairman of the Glen Cove IDA,
8 and tonight we will be holding a public
9 hearing on the Georgica Green affordable
10 housing project.

11 In a minute, I will ask the IDA
12 Council to read the legal notice, but
13 first, I wanted to the say a few words
14 about how this hearing will be conducted
15 this evening. In the past, IDA public
16 hearings have been very one-sided. The
17 public can make comments and that was
18 basically it. I do not think that that is
19 very meaningful or transparent. As IDA
20 Chairman, I have changed the way that we
21 are conducting these public hearings. In
22 the past, IDA Board Members rarely
23 attended these types of hearings, but I am
24 proud to say that we have five Board
25 Members here this evening in attendance.

1 So after the official notice is
2 read, we have asked the developer to make
3 a presentation about the project, the
4 financial assistance that is requested and
5 why they believe financial assistance is
6 required. We have allotted ten minutes
7 for that presentation. Then we will open
8 up the hearing to the IDA Board and
9 representatives of any affected taxing
10 jurisdictions to make comments or ask
11 questions. We have allotted twenty
12 minutes for those questions. And finally
13 and most importantly, we will open up the
14 hearing to the general public for their
15 comments and questions. We have set aside
16 thirty minutes for those comments and
17 questions.

18 Questions about the project may be
19 answered by the developer. Questions
20 regarding the IDA process may be answered
21 by our Executive Director, Ann Fangmann,
22 or by our legal counsel, Milan Tyler. Any
23 questions that cannot be answered tonight
24 for whatever reason will be answered as
25 soon as possible and posted on the IDA's

1 website. Lastly, we will hold this public
2 hearing open until May 20th, and people
3 can send their comments to us via email.

4 So with that being said, I want to
5 welcome everyone here this evening, and I
6 am going to turn it over to Milan and ask
7 him to please read the public hearing
8 notice.

9 MR. MILAN TYLER: I get the boring
10 part.

11 "This public hearing is being held
12 pursuant to Section 859-a of the General
13 Municipal Law of the State of New York.
14 The purpose of this hearing is to provide
15 an opportunity for all interested parties
16 to present their views with respect to the
17 "Proposed Project" and proposed additional
18 financial assistance. Because of the
19 restrictions on meetings and gatherings in
20 effect pursuant to Executive Orders issued
21 by the Governor of the State of New York,
22 this public hearing is being streamed via
23 Microsoft Teams and conference call rather
24 than a public hearing open for the public
25 to attend in person.

1 "Georgica Green Ventures is an
2 affordable housing developer based on Long
3 Island and has developed myriad such
4 projects across the region.

5 "Georgica Green, through its
6 affiliate Garvies Point Workforce, LLC, a
7 limited liability company organized and
8 existing under the laws of the State of
9 New York and an affiliate of G&G Garvies
10 Point, LLC, another limited liability
11 company organized and existing under the
12 laws of the State of New York, initially
13 presented a certain application for
14 financial assistance to the Agency, which
15 Application requested that the Agency
16 consider undertaking the following (the
17 'Proposed Project'): (A) the consent by
18 the Agency to the assignment of all right,
19 title and interest in and to the Block G
20 Lease, the Block G Leaseback Agreement and
21 the related Original Transaction Documents
22 (as such capitalized terms are defined in
23 the hereinafter defined Authorizing
24 Resolution)" I'll talk about in a minute
25 "to the Company in place of G&G; (B) the

1 construction, installation and equipping
2 of the buildings and improvements on the
3 Block G Parcel as contemplated by the
4 Block G Leaseback Agreement by the Company
5 as agent of the Agency; (C) the
6 acquisition of certain furniture,
7 fixtures, machinery and equipment
8 necessary for the completion of the Block
9 G Improvements (collectively, the 'Block G
10 Equipment' and together with the Block G
11 Parcel and the Block G Improvements,
12 collectively, the 'Block G Facility'); and
13 (D) the granting of certain 'financial
14 assistance' (within the meaning of
15 Section 854(14) of the GML) with respect
16 to the forgoing, including potential
17 exemptions or partial exemptions from
18 sales and use taxes and mortgage recording
19 taxes.

20 "By resolution adopted by the
21 members of the Agency back on August 18th
22 of 2020 (the 'Authorizing Resolution'),
23 the Agency approved the Proposed Project
24 and the granting of the Additional
25 Financial Assistance.

1 "The Company has now submitted an
2 amended application requesting that the
3 Agency grant certain additional financial
4 assistance with respect to the Proposed
5 Project in the form of additional
6 exemptions from sales and use taxes,
7 additional exemption from mortgage
8 recording taxes and then exemptions for
9 all property taxes for a period of ten
10 years, and that exemption would commence
11 effective of the expiry date of the
12 existing Master Tax Agreement with respect
13 to the Block G Project Facility.

14 "The Block G Project Facility would
15 be initially owned, operated or managed by
16 the Company (or its designee.)

17 "Subject to applicable law, copies
18 of the Application, including an analysis
19 of the costs and benefits of the Proposed
20 Project, will be available for review by
21 the public online at the IDA's website,
22 www.glencoveida.org. Click on the Public
23 Meeting tab.

24 "A video recording of this public
25 hearing will be posted on the Agency's

1 website, in accordance with Section 857 of
2 the New York General Municipal Law.

3 With all that being said, I would
4 like to turn the hearing over to the
5 Developer's counsel, Dan Deegan, to
6 introduce the project and describe the
7 financial assistance being requested.
8 Okay, Dan.

9 CHAIRMAN TIM TENKE: Just before you
10 do you that, Dan, hold on one second. I
11 want to make a correction on what I had
12 said earlier. The meeting is going to be
13 held open to the public until May 11th.
14 We will receive comments from the public
15 up to May 11th and then we are going to
16 have our meeting on this as planned for
17 May 20th.

18 So I just want to make sure that
19 that is clear, that you can respond if you
20 don't get a chance to do that tonight. If
21 you think of something else, make sure
22 it's in by May 11th to us, and after that,
23 we will have our meeting on May 20th.

24 So with that being said, Dan,
25 please, it's all yours now.

1 MR. DAN DEEGAN: Thank you. Thank
2 you, Mr. Chairman. Also, thank you,
3 Milan Tyler. As you indicated, my name is
4 Dan Deegan. I am with the law firm
5 Forchelli, Deegan, Terrana. We're of
6 counsel to the applicant.

7 The applicant is an affiliate of
8 Georgica Green, as was mentioned. And we
9 have with us tonight Dave Gallo, who is
10 the Principal of Georgica Green. After I
11 give an overview of the project and the
12 requested assistance, I am going to ask
13 Dave just to do a quick overview of this
14 company.

15 Georgica Green, you know, as you
16 will hear and as probably or certainly the
17 Board Members know is a company that
18 specializes in building affordable
19 housing. Not only building it, but
20 operating it, managing it into the future.
21 They've done projects across the region
22 and have an excellent track record for
23 doing so.

24 The project we are here to talk
25 about tonight is down on the Glen Cove

1 Waterfront. It's known as Block G. We
2 are talking about building a brand-new
3 apartment building which would have
4 fifty-five affordable housing units. It
5 would be a beautiful building. It
6 obviously at this point has been fully
7 approved by the zoning authorities of the
8 City by the City Council, by the Planning
9 Board, and is consistent with the Master
10 Plan for the development of the
11 Waterfront.

12 The project, if it's able to go
13 forward, would represent a \$32 million
14 dollar investment in Glen Cove. That
15 \$32 million dollars would be funded
16 through a mix of public and private
17 sources, as all affordable housing
18 projects are, including low-income housing
19 tax credits from New York State, from HOME
20 Funds and also conventional financing.

21 The affordability of a project like
22 this is achieved by controlling the costs
23 and the ongoing expenses, and that's one
24 of the reasons that we have received so
25 many -- that we have to receive the

1 various public sources and one of the
2 reasons why we are here before the IDA
3 requesting, you know, financial
4 assistance.

5 To remind everybody, this Block G is
6 the affordable component of the luxury
7 Waterfront. You know, this is a very
8 large residential project. It has been
9 approved and is actually under
10 construction in full swing down at the
11 Waterfront, but most of that is luxury or,
12 you know, high-end housing, which is great
13 for the City of Glen Cove. But this
14 parcel was put aside as one of the parcels
15 for affordable housing. And this project
16 would be true affordability starting at
17 50 percent of AMI, meaning that the --
18 some of the residents -- in order to
19 qualify to live here, some of the
20 residents would be as low as 50 percent
21 AMI of the area median income, which is
22 truly affordable.

23 There is a range of AMIs that makes
24 this, you know, not 100 percent one way or
25 the other, but it's 100 percent affordable

1 overall. The project, because of the
2 funding sources from the State, would be
3 ultimately under a fifty-year regulatory
4 agreement; meaning that for the next
5 fifty years that this property's built
6 would have to remain affordable.

7 As was alluded to earlier, this
8 parcel -- not only this parcel, but the
9 entire Waterfront is subject to a current
10 Master Tax Agreement that was put in place
11 a number of years ago in order to foster
12 development on the Waterfront. That tax
13 agreement provides for a twenty-year PILOT
14 agreement for all of the properties down
15 at the waterfront and call for a \$1,000
16 per unit PILOT payment to be made on
17 housing units at the Waterfront. It
18 should be noted while this is affordable
19 housing, that 1,000 per unit is the same
20 number that's for the luxury housing on
21 the Waterfront as well.

22 From my experience representing
23 Georgica and on non-profits all across
24 Long Island, \$1,000 per unit is very high
25 for an affordable housing project.

1 Georgica and other housing developments
2 that are to be affordable are not paying
3 \$1,000 a unit. It's typically much lower
4 than that; either half or a quarter of
5 that per unit in order to make it
6 affordable. So we are starting out here
7 with a pretty high number of \$1,000.

8 The plan, original plan here, was
9 for Georgica to use the twenty-year PILOT
10 that was in place. And basically, we came
11 to the IDA and requested sales tax and
12 mortgage recording tax exemptions for the
13 construction and financing, and this IDA
14 Board has granted that in August of 2020.

15 Since then, because the State -- and
16 everyone knows what the State and the
17 economy generally gone through, you know,
18 with the pandemic, et cetera has may
19 funding very volatile, and the State has
20 changed the mix of financing sources over
21 that period of time just since August.
22 And the other thing that's happened, which
23 is well reported, is construction costs
24 are continuing to go up really at a much
25 higher rate than had ever been

1 anticipated.

2 The State and the funding sources
3 require that we have a thirty-year loan in
4 until place. Under current financing mix,
5 we have identified a lender that we're
6 working with to grant that thirty-year
7 loan, but that lender requires a
8 thirty-year PILOT to go along with their
9 loan. The twenty years that we have in
10 place, and granted, it's a high number, is
11 not sufficient to qualify and to meet the
12 lender's qualification requirements.

13 Because of that, we are requesting
14 an additional ten-year PILOT period; the
15 ten years to start after the balance of
16 the twenty years is used up to make a
17 total term of thirty years. That's very
18 typical for affordable housing projects,
19 you know, across Long Island. And, you
20 know, certainly in order to be financially
21 feasible, in general, that's the case, and
22 in this particular case, you know, our
23 lending sources and funding sources are
24 requiring it.

25 In terms of the project costs, in

1 terms of the changes since the last time
2 we were before this Board, I would say
3 that roughly they have gone up about 10
4 percent with a projected project cost of
5 around \$30 -- I would say about \$29
6 million. It's now up to approximately
7 \$32 million dollars. So in addition to
8 the ten-year additional PILOT payment, we
9 are also looking for an additional sales
10 tax and mortgage recording tax exemption
11 to reflect the increased project costs.

12 We have worked with the IDA's
13 consultant, Kevin Grams, and we have given
14 him all the numbers. These types of
15 projects are extremely transparent. All
16 the numbers are made available to all the
17 government entities, to the public, and
18 this is an open book. The IDA's own
19 consultant has looked at this, and our
20 understanding is that he agrees that this
21 is a reasonable and necessary, you know,
22 request in order to make this project
23 become a reality.

24 I wanted to turn it over to Dave. I
25 know we have limited time here, so I

1 wanted to turn it over to Dave so you can
2 hear a little bit about who he is, who the
3 company is and what they have done because
4 it's extremely impressive. I am
5 personally proud to represent this
6 company. They do, you know, in my
7 opinion, God's work in terms of -- you
8 know, Long Island's an extremely expensive
9 place to live. The Glen Cove Waterfront
10 is a great example of that, and this is
11 going to do something that makes it
12 available to all people at all income
13 levels.

14 So Dave, I know -- well, if, Ann,
15 you can put on the Power Point, I don't
16 know how we achieve that.

17 MS. ANN FANGMANN: Dave or Allison
18 can actually share the screen themselves
19 if they would like, or I can put it up.
20 They may have to unmute themselves at this
21 time.

22 MS. ALLISON GIOSA: Thanks, Ann.
23 Dave, I think I'm able to share.

24 MR. DAN DEEGAN: Okay.

25 MR. DAVE GALLO: Thanks, Ann. Thank

1 you, Milan and Dan, for that introduction.
2 We are excited to be here today and we're
3 excited to talk about this project, and we
4 look forward to hopefully seeing it come
5 to fruition.

6 As Dan mentioned, Georgica is a
7 local affordable housing company based
8 here on Long Island. I have lived on Long
9 Island my whole life, I live in Port
10 Washington right now, our offices are in
11 Jericho and really started founding the
12 company to address the affordable housing
13 need on Long Island. So we build
14 affordable, we build senior affordable
15 housing, we build downtown revitalization
16 projects. And we have done it throughout
17 all of Long Island, as you can see here on
18 the screen (indicating.)

19 You know, our mission is to deliver
20 high-quality and sustainable housing. We
21 don't believe that, you know, affordable
22 housing should be of any less quality.
23 And we really, really work hard to strive
24 that the buildings fit in with the
25 community and the finishes are of the

1 highest quality, and sustainable is really
2 very important to us. It's -- all of our
3 buildings meet and exceed New York State
4 Energy Code requirements, we build LEED,
5 we build passive housing.

6 You know, in addition to really
7 those two items, with our -- you know,
8 which speak to emission, but we believe
9 that affordable housing has a place in
10 every community; that diversity of race,
11 diversity of age, diversity of income,
12 diversity of religion make our communities
13 better and make our children smarter.

14 And we have worked on projects as
15 far east as Amagansett and South Hampton
16 where we were, you know, able to deliver
17 the first affordable housing that those
18 communities have ever seen and provide for
19 the workforce and seniors, and we are as
20 far, you know, west as Coney Island where
21 we have been able to deliver high-quality
22 housing for homeless veterans.

23 And we are currently in construction
24 in Westchester delivering the first
25 affordable domestic violence survivor

1 building which will total 219 units, and
2 seventy-seven will be -- seventy-seven
3 units will be set aside for domestic
4 violence survivors. So this is just a
5 couple of, you know, pictures of things
6 that we have done and dealt with.

7 The one on the lower right-hand
8 corner (indicating) is in Westbury here in
9 Nassau County. That is senior affordable
10 housing. And not too far away in Roslyn,
11 we were selected by the North Hempstead
12 Housing Authority to redevelop one of
13 their public housing redevelopments called
14 Laurel Homes. If anybody here would ever
15 like to tour any one of our buildings or
16 developments, just reach out to me or
17 Allison or Dan.

18 Allison, can you take us to the next
19 slide? So this (indicating) just gives
20 you just a look at some of our finishes of
21 things we have done, just some random
22 photos of, you know, recent developments
23 that --

24 CHAIRMAN TIM TENKE: Dave, can you
25 just hold on one second? Can everyone

1 please mute themselves? There is a lot of
2 feedback still. If everyone can just
3 please -- except for the one speaking, if
4 you can, mute yourselves, because we are
5 getting a lot of feedback.

6 Okay. Go ahead, Dave. I'm sorry
7 about that.

8 MR. DAVE GALLO: Sure. No problem,
9 Chairman. So here's just some interior
10 shots (indicating). We didn't want to go
11 to any great length, but we did want to
12 show and describe to the community that
13 may not know us that, you know, our
14 mission is to deliver high-quality
15 affordable housing. We strive to deliver
16 it to all communities. We believe in
17 quality, we believe in sustainability. We
18 are very excited about this project and
19 hope that we can bring it to fruition
20 soon.

21 Things have been and always are in
22 affordable housing complex. The program
23 really is based upon Section 42 of the IRS
24 code which we submit for tax credits. As
25 Dan has mentioned, we were successful in

1 receiving what was a very competitive
2 award from New York State with an
3 allocation of tax credits to make this
4 project come to fruition and to make sure
5 that this redevelopment does in fact have
6 quality affordable housing along with all
7 of the other great housing that's being
8 built in the area.

9 So anyway, that's a little bit about
10 Georgica, and I am here to answer any
11 questions about the project or about
12 Georgica Green. Thank you all for this
13 opportunity.

14 CHAIRMAN TIM TENKE: Thank you,
15 Dave. That was a good overview of
16 Georgica Green.

17 We are going to open this up for --
18 I guess, Ann, you want to moderate this
19 now at this point?

20 MS. ANN FANGMANN: Sure. Thank you,
21 Chairman, thank you, Dave, thank you, Dan.

22 Good evening. My name is
23 Ann Fangmann, Executive Director of the
24 Glen Cove IDA. I will be moderating this
25 evening. Since we are holding this

1 meeting over Teams, please keep your video
2 and speaker muted until called upon. I
3 will first ask any members of the IDA
4 Board or Taxing Jurisdictions to provide
5 any questions or comment about the
6 project. Please raise your hand in Teams.
7 You should see that function at the top so
8 that I may call upon you one at a time.
9 If you are calling in over the phone,
10 please wait until I have called upon those
11 with their hands raised within Teams.
12 When called upon, please state your name
13 and address for the record. Thank you for
14 your cooperation.

15 Okay. So if anyone has any
16 questions at this time, please -- I see
17 that actually our Chairman has a question.

18 CHAIRMAN TIM TENKE: Yes, I do. I
19 just want to get an understanding and an
20 understanding for the public that either
21 Dan or Mr. Gallo, Dan Deegan or Mr. Gallo,
22 can answer this question. The funding
23 that you are getting from the State
24 requires you to have the additional ten
25 years; otherwise, they will not give you

1 the funding, is that what we're
2 understanding, to build this project? Is
3 that a requirement?

4 MR. DAN DEEGAN: Yes. So let me
5 answer because -- and, you know, we put
6 this in a letter to the IDA Board
7 requesting this. So the handbook that was
8 put out by New York State basically
9 requires that the -- under this particular
10 program we're in, there's thirty-year
11 financing that's put in place. In turn,
12 the bank, who in order to give thirty-year
13 financing, they're given the restrictions
14 on rents here; because remember, the rents
15 are regulated for fifty years, so it can
16 only support so much. They want to see
17 that during the term of their mortgage,
18 which has to be thirty years, that the
19 PILOT payments are -- and taxes are
20 controlled.

21 As I indicated, these are already at
22 a higher level than we normally would see
23 for an affordable housing project. And I
24 should also point out, in years twenty-one
25 through thirty that are being requested

1 here, it jumps up even higher. You know,
2 we have basically pushed the envelope here
3 and, you know, feel that that will work
4 and that ultimately will give the bank
5 comfort that the project is feasible and
6 pencils out for the entire thirty years,
7 which is what's required.

8 So it's not a simple that's what the
9 State requires, but it still is the way
10 the structure is set up, but that's what
11 needs to be done.

12 MR. MILAN TYLER: Mr. Chairman, this
13 is Milan Tyler. I can confirm in
14 negotiations and conversations with the
15 bank's attorneys, there's both the
16 construction lender and the long-term
17 lender, they have both indicated to me
18 that they require the additional ten years
19 so that it matches their total loan term.

20 CHAIRMAN TIM TENKE: I got you,
21 thank you. Thank you for that answer.

22 Ann, I will turn it back to you for
23 anyone else who has questions. I may have
24 another one down the road, but I will open
25 it up for other members to ask questions.

1 MS. ANN FANGMANN: Thank you,
2 Chairman, and thank you, Dan and Milan.

3 Again, if there is any Board Members
4 on with us tonight at this time or any
5 members of the affected Taxing
6 Jurisdictions, now would be the time to
7 please raise your hand to ask a question
8 or unmute yourself over the phone, and
9 please speak one at a time.

10 Okay, I have another question from
11 Ion Puspurica, one of our IDA Board
12 Members. Ion, you can go ahead and unmute
13 yourself.

14 MR. ION PUSPURICA: Thanks, Ann. I
15 just have a quick question for the
16 developer. So assuming the financial
17 facilities are approved and financing is
18 in place, is there any commitment on the
19 start date of the project, and how long is
20 the project anticipated to take for
21 completion?

22 MR. DAVE GALLO: Thank you. I am
23 off the mute; correct? Yeah, okay. So we
24 would like to start as earlier as the
25 beginning of the summer. We are building

1 permit ready, which is very, very
2 exciting, and ultimately have many of the
3 items, if not all of them, ready to
4 proceed. So we are very excited about
5 being at this stage and level, and we
6 expect the project to take ultimately
7 eighteen months to be built.

8 MR. ION PUSPURICA: Thank you.

9 MS. ANN FANGMANN: Okay. Thank you,
10 Ion, thank you, Dave. If there is any
11 other IDA Board Members at this time or
12 members of the Taxing Jurisdictions, if
13 you would like to ask a question, please
14 raise your hand in Teams or unmute
15 yourself over the phone, and please speak
16 one at a time.

17 And I will just give that another
18 moment in case there is anyone over the
19 phone. And if you are over the phone, you
20 might have to press "Star 6" to unmute
21 yourself.

22 Okay. Not hearing anything else, I
23 am now going to move on to public comments
24 and questions. I will ask any members of
25 the public if they have any questions or

1 comments on the project. Again, please
2 keep your video and speaker muted until
3 called upon, and raise your hand. Once I
4 have called upon those with their hands
5 raised, I will ask for comments from those
6 over the phone. Please speak one at a
7 time. When called upon, please state your
8 name and address for the record. Thanks
9 again. So if there's any members from the
10 public that are on the meeting tonight and
11 would like to ask a question, please
12 either raise your hand in Teams, you
13 should see that function at the top, or
14 simply unmute yourself, and please speak
15 one at a time.

16 Okay, I am going to give this
17 another minute. Again, this is an
18 opportunity for members of the public to
19 ask any questions or comments.

20 (Whereupon, a short recess was
21 taken.)

22 MS. ANN FANGMANN: Chairman, I am
23 not seeing any hands raised or anyone
24 unmuting themselves.

25 CHAIRMAN TIM TENKE: Okay. Well,

1 Ann, I just want to make a comment. There
2 is in Glen Cove I have to say, other than
3 some very old sections of Glen Cove that
4 have what we call affordable housing, this
5 is the first really new project that is
6 coming into Glen Cove that is seeking to
7 build truly affordable housing in Glen
8 Cove, which I can tell you from the number
9 of phone calls that I get is very much
10 needed in our City.

11 I am not speaking on behalf of the
12 developer or -- I am speaking on behalf of
13 what I see as Mayor of the City of the
14 need for this. And I just want people to
15 understand that this is, you know, again,
16 truly affordable type of housing. This is
17 fifty -- how many units, Mr. Deegan;
18 fifty-two, fifty-six? How many were
19 there?

20 MR. DAN DEEGAN: Fifty-five.

21 CHAIRMAN TIM TENKE:
22 Fifty-five units, which believe me, which
23 I'm sure will go very quickly with the
24 need that's in Glen Cove.

25 So, you know, I am a proponent of

1 affordable housing being available in Glen
2 Cove, and to have an opportunity like this
3 with a company that builds the quality
4 housing that Georgica Green does -- and
5 again, I am just saying this because I
6 have done my homework, I have looked at
7 this and I am just saying it's needed.

8 Whether the Board makes a decision
9 one way or the other, I just wanted to
10 make sure that that was clear, that this,
11 based on my conversations with the
12 residents in Glen Cove and the people
13 looking for affordable housing in Glen
14 Cove, this is -- there is a need for this.
15 So I just wanted to make sure that that
16 was clear. Okay, so --

17 MS. ANN FANGMANN: Thank you,
18 Chairman. I am just going to ask one last
19 time before we move to conclude if there's
20 any members of the public that would like
21 to make comment or be heard tonight,
22 please speak at this time. Okay.

23 CHAIRMAN TIM TENKE: Okay. So I'm
24 just going to say thank you to Dave Gallo,
25 our President of Georgica Green Ventures,

1 and to his attorney, Mr. Dan Deegan, for
2 coming on, as well as -- I think it was
3 Allison, Allison Giosa, for the
4 presentation.

5 I want to thank everyone who is here
6 and who is listening to this for your
7 participation. I think that this has
8 started at least a meaningful dialogue
9 that I'm hoping that will continue with
10 discussions on this type of housing. This
11 is a very specialized type of housing that
12 is going in in Glen Cove.

13 As I mentioned, if anybody has any
14 questions or comments regarding this,
15 please send them in now -- between now and
16 May 11th at the IDA at 9 Glen Street, Glen
17 Cove, New York 11542 or you can email
18 Ann Fangmann, our Director of the IDA, at
19 afangmann, F-A-N-G-M-A-N-N, at
20 glencovecda.org. And that's really it for
21 the meeting at this point.

22 And gentlemen, thank you so much for
23 your time -- ladies and gentleman, I
24 should say, for your participation
25 tonight. The time is now 6:30. And we

1 have another half hour if people wanted to
2 speak about this, but I just really hope
3 that this opens up some dialogue from the
4 public. And I would like to hear from
5 more people from the public how they feel
6 about this. But, you know, I'm sure if
7 they have comments, they will write in and
8 let us know.

9 So with that being said, I want to
10 wish everyone a great evening. The time
11 is now 6:33 and we are going to end this
12 public hearing at this time. We are going
13 to keep it open. The public hearing will
14 stay open; we are just closing for the
15 evening. So thank you all.

16 MR. DAVE GALLO: Thank you.

17 MR. MILAN TYLER: Thank you.

18 MS. ANN FANGMANN: Thank you,
19 Chairman.

20 CHAIRMAN TIM TENKE: Thank you,
21 everyone.

22 MS. ANN FANGMANN: Thank you, Board
23 Members.

24 CHAIRMAN TIM TENKE: Thank you, Ann.

25 (Time noted: 6:34 p.m.)

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CERTIFICATION

I, LISAMARIE MARCONI, a Notary
Public in and for the State of New York,
do hereby certify:

THAT the foregoing hearing minutes
are a true and accurate transcript of my
stenographic notes.

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th of May, 2021.

LISAMARIE MARCONI