

**Villas at Glen Cove - PILOT  
Deviation Approval Resolution**

A special meeting of the Glen Cove Industrial Development Agency (the "Agency") was convened in public session at City Hall, 9-13 Glen Street, Main Chambers, City of Glen Cove, Nassau County, New York, on July 29, 2021, at 6:30 p.m., local time.

The meeting was called to order by Chairperson Tenke, upon roll being called, the following members of the Agency were:

PRESENT:

Timothy J. Tenke	Chair
Vincent C. Hartley	Vice Chair/Treasurer
Joseph Gioino	Member
James J. Cappiello	Member
John Tetta	Member
David Jimenez	Member
Ion Puspurica	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Ann S. Fangmann	Executive Director
Camille Byrne	Secretary
Milan K. Tyler, Esq.	Transaction Counsel

The attached AMENDED resolution no. 6(a) was offered by Chairperson Tenke, seconded by Vice Chair Hartley:

Resolution No. 6(a) AS AMENDED

RESOLUTION AUTHORIZING A DEVIATION FROM THE UNIFORM  
TAX EXEMPTION POLICY OF THE GLEN COVE INDUSTRIAL  
DEVELOPMENT AGENCY WITH RESPECT TO A PROJECT FOR  
135 GLEN COVE AVE. CORP. AND/OR ITS AFFILIATES OR  
RELATED DESIGNEES

WHEREAS, the Glen Cove Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 374 of the 1974 Laws of New York, as amended, constituting Section 919 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 135 GLEN COVE AVE. CORP., a corporation organized and existing under the laws of the State of New York, on behalf of itself and/or its affiliates or related designees (the "Company"), presented a certain application for financial assistance (the "Application") to the Agency, which Application requested that the Agency consider undertaking a proposed project consisting of the following (the "Project"): (A)(1) the acquisition of an interest in certain parcels of land located at 1 & 5 Ralph Young Avenue, 8 Craft Avenue, and 113, 127, 131, 133, 135 & 145 Glen Cove Avenue, City of Glen Cove, Nassau County, New York (Section: 21; Block: 38; Lots: 152, 196, 202 and 203; Section 21; Block: 244; Lots: 55, 60, 61, 66 and p/o 67) (collectively, the "Land"), (2) the construction of six (6) buildings aggregating approximately 353,394 square feet of space (collectively, the "Building") on the Land, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Company as a residential rental facility consisting of approximately 176 residential rental units, a portion of which shall be affordable units; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase),

license or sale of the Project Facility to the Company or such other entity as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Application states that the Company is seeking an exemption from real property taxes with respect to the Project Facility that, if granted, would constitute a deviation from the Agency's established Uniform Tax Exemption Policy (the "Tax Exemption Policy") that is published on the Agency's website; and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the Executive Director of the Agency caused letters dated July 19, 2021 (the "Pilot Deviation Notice Letters") to be mailed to the chief executive officer of each affected tax jurisdiction, informing said individuals that the Agency would, at its meeting on July 29, 2021 (the "IDA Meeting"), consider a proposed deviation from the Tax Exemption Policy with respect to the payment in lieu of taxes agreement to be entered into by the Agency with respect to the Project Facility; and (B) the members of the Agency conducted the IDA Meeting on the date hereof and reviewed any written comments and correspondence received with respect to the proposed deviation from the Tax Exemption Policy; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 874(4) of the Act with respect to the proposed deviation from the Tax Exemption Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Prior to making the determinations set forth in this Resolution, the members of the Agency have considered and weighed all of the factors set forth in the Tax Exemption Policy.

Section 2. The Agency hereby determines that the Agency has fully complied with the requirements of Section 874(4) of the Act relating to the proposed deviation from the Tax Exemption Policy.

Section 3. Having reviewed all written comments and correspondence received at or prior to the IDA Meeting, the Agency hereby approves the proposed deviation from the Tax Exemption Policy as described in the Pilot Deviation Notice Letters (copies of which are attached hereto as Exhibit A), subject to the modification described below, because the Property Tax Exemption (as defined in the Pilot Deviation Notice Letters) is necessary to induce the Company to undertake the Project and that the PILOT payments would not be lower than the real property taxes that should otherwise apply with respect to the Land and the existing improvements thereon as of the closing date of the Transaction (as hereinafter defined). Deviating from the Policy in this instance will advance the job opportunities, general prosperity and economic welfare of the people of the State of New York and the City of Glen Cove.

Notwithstanding the foregoing, the PILOT Term shall only be the first ten (10) years as set forth in the Pilot Deviation Notice Letters, subject to extension to twelve (12) years (i.e.

adding years 11 and 12 as shown on the Pilot Deviation Notice Letters), if the Company demonstrates to the reasonable satisfaction of the Agency staff both that:

- (a) at least thirty (30%) percent of the employees engaged by the Company in the construction of the Project Facility are Glen Cove residents earning a prevailing wage, and
- (b) the Company has made a good faith effort to fill the anticipated six (6) permanent jobs after completion with Glen Cove residents.

Section 4. The Chair, Vice Chair and Executive Director of the Agency are each hereby authorized and directed, acting individually or jointly, to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. If the Agency hereafter adopts appropriate final approving resolutions with respect to the proposed straight-lease transaction with the Company (the "Transaction"), the Chair, Vice Chair and Executive Director of the Agency are each hereby authorized and directed, acting individually or jointly, to cause the Agency to (A) enter into a Payment in Lieu of Taxes Agreement providing for, among other things, the making of payments in lieu of property taxes consistent with the Pilot Deviation Notice Letters, and (B) file an application for real property tax exemption with the appropriate assessor(s) with respect to the Project Facility.

Section 5. This Resolution shall take effect immediately, but is subject to and conditioned upon the closing of the Transaction.

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>
Timothy J. Tenke	AYE
Vincent C. Hartley	AYE
Joseph Gioino	AYE
James J. Cappiello	AYE
John Tetta	NO
David Jimenez	AYE
Ion Puspurica	AYE

The foregoing Resolution was thereupon declared duly adopted.

ENTERED  
7-29-21  
GC IDA



**EXHIBIT A**

Pilot Deviation Notice Letters

See Attached

Timothy Tenke  
Chairperson

Ann S. Fangmann  
Executive Director

Phone: (516) 676-1625  
Fax: (516) 759-8389



GLEN COVE

## INDUSTRIAL DEVELOPMENT AGENCY

City Hall, 9 Glen Street, Glen Cove, NY 11542

CERTIFIED MAIL, RETURN  
RECEIPT REQUESTED and  
FIRST CLASS MAIL

July 19, 2021

Hon. Timothy Tenke, Mayor  
City of Glen Cove  
9 Glen Street  
Glen Cove, NY 11542

### NOTICE OF PROPOSED DEVIATION FROM UNIFORM TAX EXEMPTION POLICY

Ladies and Gentlemen:

Notice is hereby given that at a meeting of the Glen Cove Industrial Development Agency (the "Agency") to be held on July 29, 2021, at 6:30 p.m. local time at City Hall, 9-13 Glen Street, City of Glen Cove, Nassau County, New York 11542, the Agency will consider whether to approve the application of the Applicant (as defined below) for certain "financial assistance" which, if granted, would deviate from the Agency's Uniform Tax Exemption Policy (the "Policy") with respect to the payment of real property taxes.

135 GLEN COVE AVE. CORP., a corporation organized and existing under the laws of the State of New York, on behalf of itself and/or its affiliates or related designees (the "Applicant"), presented a certain application for financial assistance (the "Application") to the Agency, which Application requested that the Agency consider undertaking a proposed project consisting of the following (the "Proposed Project"): (A)(1) the acquisition of an interest in certain parcels of land located at 1 & 5 Ralph Young Avenue, 8 Craft Avenue, and 113, 127, 131, 133, 135 & 145 Glen Cove Avenue, City of Glen Cove, Nassau County, New York (Section: 21; Block: 38; Lots: 152, 196, 202 and 203; Section 21; Block: 244; Lots: 55, 60, 61, 66 and p/o 67) (collectively, the "Land"), (2) the construction of six (6) buildings aggregating approximately 377,516 square feet of space (collectively, the "Building") on the Land, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a residential rental facility consisting of approximately 176 residential rental units, a portion of which shall be affordable units; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency.

The Application states that the Applicant is seeking an abatement of real property taxes with respect to the Project Facility. Based upon negotiations between representatives of the Applicant and the Agency, the parties contemplate that the Agency may agree to grant a real property tax exemption with respect to the Project Facility (the "Property Tax Exemption") that would result in a payment in lieu of taxes ("PILOT") agreement between the Agency and the Applicant and/or its affiliate or designee having a term of twelve (12) fiscal tax years (the "PILOT Term"), with annual PILOT payments with respect to the Project Facility as follows:

PILOT Year	Annual PILOT Payment
1	\$161,499
2	\$161,499
3	\$161,499
4	\$322,998
5	\$322,998
6	\$322,998
7	\$484,497
8	\$484,497
9	\$484,497
10	\$484,497
11	\$645,996
12	\$645,996

The PILOT Term would commence effective as of the first day of the first tax year of each affected taxing jurisdiction following the second taxable status date occurring subsequent to the Agency becoming the holder of an interest in the Project Facility, the filing by the Agency of the appropriate applications for tax exemption, and the acceptance of such applications by the appropriate tax assessors.

Upon expiration of the PILOT Term, and through the end of the term of the lease or installment sale agreement with respect to the Project Facility, the payments would be equal to the real property taxes and assessments that would be payable as if the Project Facility was returned to the tax rolls as taxable property and subject to taxation at its then current, full assessed value, as the same may be reassessed from time to time, and subject to tax rate increases imposed by the affected tax jurisdictions.

The Property Tax Exemption, if approved by the Agency, would constitute a deviation from the Policy.

The reason for the deviation is that the Property Tax Exemption, if approved by the Agency, is necessary to induce the Applicant to undertake the Proposed Project and that the PILOT payments would not be lower than the real property taxes that should otherwise apply with respect to the Land and the existing improvements thereon as of the closing date of the Proposed Project. Deviating from the Policy in this instance will advance the job opportunities, general prosperity and economic welfare of the people of the State of New York and the City of Glen Cove.

To the extent practicable, the meeting will be streamed on the Agency's website in real-time in accordance with Section 857 of the New York General Municipal Law, as amended. A video recording of the meeting will be posted and maintained on the Agency's website in accordance with Section 857 of the New York General Municipal Law, as amended.

Sincerely,

GLEN COVE INDUSTRIAL  
DEVELOPMENT AGENCY


By:   
Ann S. Fangmann  
Executive Director



Timothy Tenke  
Chairperson

Ann S. Fangmann  
Executive Director

Phone: (516) 676-1625  
Fax: (516) 759-8389



GLEN COVE

INDUSTRIAL DEVELOPMENT AGENCY

City Hall, 9 Glen Street, Glen Cove, NY 11542

CERTIFIED MAIL, RETURN  
RECEIPT REQUESTED and  
FIRST CLASS MAIL

July 19, 2021

Hon. Laura Curran  
Nassau County Executive  
1550 Franklin Avenue  
Mineola, NY 11501

NOTICE OF PROPOSED DEVIATION FROM  
UNIFORM TAX EXEMPTION POLICY

Ladies and Gentlemen:

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The Application states that the Applicant is seeking an abatement of real property taxes with respect to the Project Facility. Based upon negotiations between representatives of the Applicant and the Agency, the parties contemplate that the Agency may agree to grant a real property tax exemption with respect to the Project Facility (the "Property Tax Exemption") that would result in a payment in lieu of taxes ("PILOT") agreement between the Agency and the Applicant and/or its affiliate or designee having a term of twelve (12) fiscal tax years (the "PILOT Term"), with annual PILOT payments with respect to the Project Facility as follows:

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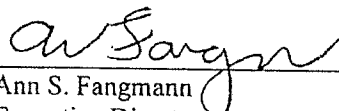
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GLEN COVE INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Ann S. Fangmann  
Executive Director

Timothy Tenke  
Chairperson

Ann S. Fangmann  
Executive Director

Phone: (516) 676-1625  
Fax: (516) 759-8389



GLEN COVE

## INDUSTRIAL DEVELOPMENT AGENCY

City Hall, 9 Glen Street, Glen Cove, NY 11542

CERTIFIED MAIL, RETURN  
RECEIPT REQUESTED and  
FIRST CLASS MAIL

July 19, 2021

Dr. Maria L. Rianna  
Superintendent of Schools  
Glen Cove City School District  
Dosoris Lane  
Glen Cove, NY 11542

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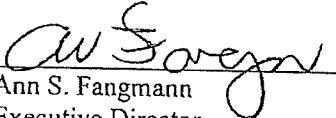
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Sincerely,

GLEN COVE INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Ann S. Fangmann  
Executive Director

U.S. Postal Service<sup>®</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**

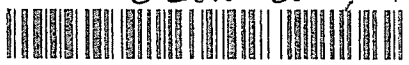
Domestic Mail Only  
 For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
 Glen Cove, NY 11542

7937 0001 0000 0700 7019

Certified Mail Fee	\$3.60
Extra Services & Fees (check box; add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.85
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

IDA - 0530  
 Livingston  
 Postmark Here  
 GLESD  
 RIANNA

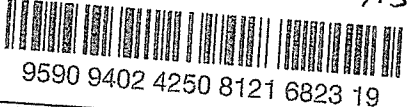
Sent To  
 DR. MARIA RIANNA - Supt. of Schools  
 Street and Apt. No., or PO Box No.  
 GLEN COVE S.D. DOSOZIS LANE  
 City, State, ZIP+4<sup>®</sup>  
 GLEN COVE, NY 11542

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete Items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p> <p>JENNIFER</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No                      If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>DR. MARIA L. RIANNA                      Superintendent of Schools                      Glen Cove City School Dist.                      DOSOZIS LANE                      GLEN COVE NY 11542</p>  <p>9590 9402 4250 8121 6823 02</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express<sup>®</sup></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<sup>™</sup></p> <p><input checked="" type="checkbox"/> Certified Mail<sup>®</sup> <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation<sup>™</sup></p> <p><input type="checkbox"/> On Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7019 0700 0001 7937 3561</p>	

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Tim Tenke, Mayor  
 City of Glen Cove  
 9 Glen St.  
 Glen Cove, NY 11542



9590 9402 4250 8121 6823 19

2. Article Number (Transfer from service label)  
 7019 0700 0001 7937 3578

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*Jessica M...*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery: \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below: \_\_\_\_\_

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 0700 0001 7937 3578

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Glen Cove, NY 11542

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$7.35
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To: *Tim Tenke, Mayor*  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4®: *City of Glen Cove, NY 11542*

Postmark Here: *IDA 0531 PM 07/19/2021*

7019 0700 0001 7937 3554

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information visit our website [www.usps.com](http://www.usps.com)

Minneapolis, NY 11501

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To: Laura Curran - County Exec.  
 Nassau County Exec.  
 1550 Franklin Ave. Mineola NY 11501

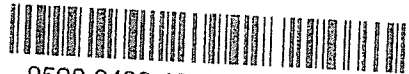
Postmark: Mineola NY 11501  
 07/19/2011

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hon. Laura Curran  
 Nassau County Executive  
 1550 Franklin Ave.  
 Mineola, NY 11501



9590 9402 4250 8121 6822 96

2. Article Number (Transfer from service label)  
 7019 0700 0001 7937 3554

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Return Receipt for Merchandise  |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Mail Restricted Delivery (500)          |   |

A special meeting of the Glen Cove Industrial Development Agency (the "Agency") was convened in public session at City Hall, 9-13 Glen Street, Main Chambers, City of Glen Cove, Nassau County, New York, on July 29, 2021, at 6:30 p.m., local time.

The meeting was called to order by Chairperson Tenke, upon roll being called, the following members of the Agency were:

PRESENT:

Timothy J. Tenke	Chair
Vincent C. Hartley	Vice Chair/Treasurer
Joseph Gioino	Member
James J. Cappiello	Member
John Tetta	Member
David Jimenez	Member
Ion Puspurica	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Ann S. Fangmann	Executive Director
Camille Byrne	Secretary
Milan K. Tyler, Esq.	Transaction Counsel

The attached resolution no. 6B was offered by Chairperson Tenke, seconded by Vice Chairperson Hartley: