

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

**Minutes of Meeting
April 28, 2020**

The Glen Cove Industrial Development Agency and Local Economic Assistance Corp. held a regular business meeting via Microsoft Teams on Tuesday, April 28, 2020. The Chairman called the meeting to order at 6:35PM and the following members were present:

IDA BOARD MEMBERS:

Chairman Tenke
Vincent Hartley
Jim Cappiello
Joe Gioino

Absent

John Tetta

ALSO PRESENT:

Ann S. Fangmann, AICP – Executive Director
Margo Zoldessy, Finance Manager
Camille Byrne, Secretary
Milan Tyler, GC-IDA Legal Counsel
Brad Schwartz, GC-IDA Legal Counsel

The Secretary reported that the notice of meeting (via Microsoft Teams and teleconference) was served in accordance with the IDA/LEAC by laws and Open Meetings Executive Order 220.1. The meeting was noticed to the public that the audio of the meeting is available livestream via conference call and the video of the Microsoft Teams meeting will be archived for viewing on the Agency’s website as follows: <http://glencoveida.org/meeting-livestream/>.

MINUTES:

Chairman Tenke made a motion to adopt the minutes of the special IDA meeting held April 14, 2020 and asked for a second. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA/LEAC MEMBERS

Timothy Tenke, Chairman
Vincent Hartley
Jim Cappiello
Joe Gioino
John Tetta

VOTING

AYE
AYE
AYE
Abstain
Absent

EXECUTIVE DIRECTOR/FINANCE REPORT:

The Executive Director and Finance Manager informed the board that, due to the COVID-19 pandemic and remote work conditions, Ms. Zoldessy reached out to American Community Bank to discuss the “Bill Pay” program which enables the Agency to perform remote bank payments while we are unable to access the office and obtain dual signatures on checks. The Treasurer agreed with this decision and advised that security protocols are being implemented like using physical checks. Ms. Fangmann clarified that using Bill Pay was a temporary measure while staff is working remotely, and City Hall is closed, although it may have utility for discrete items in the future, such as retirement payments. Chairman Tenke made a motion to authorize the Agencies to add Resolution 7(G) Authorizing the IDA/LEAC to utilize American Community Bank “Bill Pay” program. The motion was seconded by Vincent Hartley. Motion carried as follows:

IDA/LEAC MEMBERS

Timothy Tenke, Chairman
Vincent Hartley
Jim Cappiello
Joe Gioino
John Tetta

VOTING

AYE
AYE
AYE
AYE
Absent

UNFINISHED BUSINESS: The Finance Committee reported on their meeting held April 14, 2020 to formally review the Annual Report and Investment Reports for fiscal year ending 12/31/19. The Finance Committee recommends board acceptance of these reports and filing with the NYS Authorities Budget Office and submission into PARIS system.

NEW BUSINESS:

Following brief remarks, Chairman Tenke made a motion to TABLE two of the new business items noticed on the agenda:

GC-IDA Resolution 7(c) pertaining to the Declaration of a Disaster Emergency in the State of New York.

GC-IDA Resolution 7(d) pertaining to salary adjustments for certain personnel.

Motion to TABLE GC-IDA Resolutions 7(c) and 7(d) was seconded by Vincent Hartley. Motion to TABLE carried as follows:

<u>IDA MEMBERS</u>	<u>VOTING</u>
Timothy Tenke, Chairman	AYE
Vincent Hartley	AYE
Jim Cappiello	AYE
Joe Gioino	AYE
<i>John Tetta</i>	<i>Absent</i>

Chairman Tenke asked Milan Tyler, IDA counsel and Brad Schwartz, special counsel to the IDA for the Waterfront to present the two IDA resolutions (7e) and 7(f) pertaining to Garvies Point Brewery within the Garvies Point Project.

Milan Tyler explained that, regarding resolution 7(e) concerning Garvies Point Brewery, changes to the siting of the marina support building were made. The building will now accommodate the relocation of Garvies Point Brewery. This is a positive development and will provide an active use for the eastern portion of the project site, which did not have a restaurant. The building will still have public amenities such as bathrooms and office/warehouse space but will require an adjustment to the lot lines which has been approved by the Planning Board, but IDA board approval is also required.

Milan Tyler further explained that, regarding resolution 7(f) concerning the maintenance agreement with the Garvies Point Master Association, Inc., the public easement requires RXR to pay for the maintenance of the public amenities. The IDA will contract with the Homeowners Association to directly provide for maintenance of the public amenities, but RXR will remain contingently liable. A detailed synopsis of this discussion is available on the meeting recording available on the GC-IDA website.

As there were no further questions, the Chairman made a motion to adopt IDA Resolution 7(a), GCLEAC Resolution 7(b), IDA Resolution 7(e), 7(f) and IDA/LEAC Resolution 7(g) asked for a second:

RESOLUTION:

7(a) Resolution of the Glen Cove IDA approving the Annual Report and Investment Report for FYE 12/31/19 for submission to the NYS Authorities Budget Office and submission to PARIS.

7(b) Resolution of the Glen Cove LEAC approving the Annual Report and Investment Report for FYE 12/31/19 for submission to the NYS Authorities Budget Office and submission to PARIS.

7(e) Resolution of the Glen Cove IDA authorizing the Agency to take certain actions regarding the Garvies point Brewery within the Garvies Point Project.

7(f) Resolution of the Glen Cove IDA to enter into a Maintenance Agreement with Garvies Point Master Association, Inc. and take certain related actions.

7(g) Resolution of the Glen Cove IDA/LEAC to enter American Community Bank “Bill Pay” program.

Motion to adopt resolutions 7(a), 7(b), 7(e), 7(f) and 7(g) was seconded by Vincent Hartley.
Motion carried as follows:

<u>IDA/LEAC MEMBERS</u>	<u>VOTING</u>
Timothy Tenke, Chairman	AYE
Vincent Hartley	AYE
Jim Cappiello	AYE
Joe Gioino	AYE
<i>John Tetta</i>	<i>Absent</i>

ADJOURNMENT:

There being no further business to come before the IDA/LEAC board, Chairman Tenke made a motion to adjourn the meeting and asked for a second. Motion seconded by Vincent Hartley. Motion carried and the IDA/LEAC meeting adjourned at 6:59 PM.

Respectfully Submitted,
Camille Byrne, Secretary
Glen Cove IDA/LEAC

Adopted by the IDA/LEAC board on 5/12/20