

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

**Minutes of Meeting  
November 12, 2024**

The Glen Cove Industrial Development Agency and Local Economic Assistance Corp. held a regular business meeting at Glen Cove City Hall, 2<sup>nd</sup> floor conference room, 9 Glen Street, Glen Cove, NY 11542 on Tuesday, November 12, 2024. Chairperson Panzenbeck called the meeting to order at 6:01 p.m. and announced that this meeting is being livestreamed and recorded. The following members were present:

**IDA/LEAC MEMBERS:**

Pamela D. Panzenbeck, Chairperson  
Vincent Hartley, Vice Chair  
James Cappiello  
John Fielding  
Lisa Travatello

**Also Present:**

Ann Fangmann, Executive Director  
Milan Tyler, Esq. – Legal Counsel  
Camille Byrne, Secretary  
Margo Zoldessy, CFO/Assistant Secretary

**ABSENT**

Dave Jimenez  
Tom Scott

**MINUTES:**

Chairperson Panzenbeck made a motion to adopt the minutes of the IDA/LEAC meeting held September 24, 2024 and asked for a second. The motion was seconded by Vice Chair Hartley. Motion carried as follows:

**IDA/LEAC MEMBERS**

Chairperson Panzenbeck  
Vice Chair Hartley  
James Cappiello  
John Fielding  
Dave Jimenez  
Tom Scott  
Lisa Travatello

**VOTING**

AYE  
AYE  
AYE  
AYE  
Absent  
Absent  
AYE

**EXECUTIVE DIRECTOR REPORT:**

Ann Fangmann, Executive Director, deferred her report toward the latter portion of the meeting to ensure the board had adequate time to review and approve its business agenda.

**FINANCE REPORT:**

Margo Zoldessy, CFO, provided the members with her Finance Report:

**IDA Budget to Actual (Jan thru Oct'24)**

**Revenue** for the period of Jan thru Oct'24 as compared to the budget is as follows:

Total Revenue of \$ 289k as compared to the annual budget of \$313k  
Escrow Revenue - \$ 200k as professional fees compared to the Budget of \$110k  
Other revenue - \$ 63.6k from Admin fees and consent fees compared to the Budget of \$199k  
Interest income - \$25k

**Total Expenses:** \$ 364 k as compared to the annual budget of \$308k

Salaries and benefits incurred for \$ 145 k as compared to the annual budget of \$171k  
Professional Expenditures incurred for \$ 216k compared to the annual budget of \$131k  
Note: Prof Fees include Accountant fees, Legal Fees and Escrow Professional Fees  
Note: Escrow Expenses included are for \$ 200k  
Other expenses incurred for the amount of \$3k compared to the annual budget of \$4.9k  
Other expenses include office expense, copier and admin expenses

There is a YTD operating loss of \$ 75k

Note: Much of the revenue comes from project closings and has the ability to fluctuate throughout the year and year-to-year.

**GCLEAC Budget to Actual (Jan thru Oct'24)**

**Revenue:** Total Revenue \$5.4 k

Admin Fee Revenue for \$2 k as compared to the annual budget of \$2 k

Interest Income \$ 3.4k as compared to the annual budget of \$ 2 k

**Expense:** Total Expense \$6.2k

Admin fee expense for \$2k paid to the IDA

Professional Fees for \$4.2k as compared to the annual budget of \$4.5k

Legal Fees of \$750-Audit Fee of \$3,500

There is a YTD Loss of \$ 801 dollars

**UNFINISHED BUSINESS:**

Chairperson Panzenbeck requested that Ann Fangmann and/or Milan Tyler provide the members with an update on the following Unfinished Business matters:

115 Glen Street Property Owner, LLC Application for Financial Assistance:

Status: The IDA is awaiting receipt of three economic impact reports to facilitate its decision on financial assistance for this project. NDC/Grow America report will analyze the necessity for PILOT and terms therein for the project. MRB studies the economic impact that the project will bring to the community and SVS will evaluate the taxes. These reports should be ready in the coming weeks.. Milan Tyler reminded the board that there is no deviation from the IDA's UTEP and a public hearing will be scheduled (early December) to hear comments from the public on the proposed project. The developer is hopeful to close on this project by year end.

Block F affordable "for-sale" housing at Garvies Point:

Status: Georgica Green is awaiting receipt of an approved regulatory agreement with Housing and Community Renewal (HCR), which is still pending review..

**NEW BUSINESS:**

Chairperson Panzenbeck reminded the board members to complete their annual board performance survey and return to the Secretary at their earliest convenience.

Chairperson Panzenbeck asked Ann Fangmann and/or Milan Tyler to provide the members with an update on the Request for Consent to Transfer of Record Ownership of the Samuel Pierce Apartments located at 136 Glen St. The Consent resolution and revised Organization Chart was included in the board packets. Milan Tyler explained that the Samuel Pierce apartments are forming a new entity, Michael S. Puntillo Development Co., LP; however, the principal owner, Michael S. Puntillo, still remains at 85% ownership. The remaining ownership (minority) shareholders are each below the 10% threshold for conducting background checks. Tonight, they seek board consent to approve the change in corporation ownership of the project. The board members expressed their insistence that if any of the minority shareholders' ownership meets or exceeds 10% in the future that a background check will need to be performed on a go-forward basis and subject to future IDA consent approval.

**RESOLUTIONS:**

Chairperson Panzenbeck made a motion to adopt **Resolution 7(a):**

7(a): Resolution of the Glen Cove IDA taking official action toward and approving a consent under the straight lease documents for a certain project for Michael S. Puntillo Development Co., L.P. (with the stipulation that should any minority shareholder meet or exceed 10% ownership, a background check will need to be conducted and approved by the IDA).

Motion seconded by: Vice Chair Hartley. Motion carried as follows:

	<b><u>IDA/LEAC VOTING</u></b>
Chairperson Panzenbeck	AYE
Vice Chair Hartley	AYE
James J. Cappiello	AYE
John J. Fielding	AYE
Dave Jimenez	Absent
Tom Scott	Absent
Lisa Travatello	AYE

**EXECUTIVE DIRECTOR REPORT:**

Ms. Fangmann provided the members with an update on the following matters:

**Fair Housing/Janet Lane:**

Demolition permits and utility mark-outs are close to being approved with the demo pending the sewer permit approval. A new management company, JMI, has been hired to replace All County. A site visit has been requested in early December.

**Garvies Point Brewery:**

There has been some progress made toward closing with the new property owner. IDA counsel has advised that the new Trustee for the Garvies Point Bonds has agreed to execute the Bifurcation Agreement. RXR has made some payments toward arrears; full payment of arrears will be confirmed prior to closing. RXR/IDA/City public use easement area issue to be resolved prior to closing as well.

**Garvies Point Bonds:**

The LEAC is in receipt of an executed engagement letter with Morgan Stanley as Underwriter. A kick-off meeting is being scheduled to discuss further delays on construction of the remainder of the project which RXR recently disclosed in an EMMA filing. Further discussion concerning payment of the retainer fees for Capital Market Advisors (CMA) and other related expenses by RXR needs to be forthcoming.

**Glen Cove Villas LLC:**

Ms. Fangmann reported to the board that further project changes have occurred since her previous update. There is a new construction company operating on site but the IDA is pending receipt of an executed construction management agreement between Glen Cove Villas and Kulka Construction. The attorney for the developer is coordinating a progress meeting with the developer, construction company and others on Monday 11/18 to provide the IDA with updates. The IDA Board will require comprehensive materials to order to render a decision at the end of the forbearance period in December. . The building department director and Ann Fangmann met on-site to walk through the progress to-date and the building department director will be introducing a City Council resolution for the 11/26 meeting to extend the existing building permit.. The IDA will need ensure that any mechanics liens are satisfied prior to any future action on the project and also receive due diligence on project financing and other matters, including the project budget.

As there was no further business to come before the board, Chairperson Panzenbeck made a motion to adjourn the meeting and asked for a second. The motion to adjourn was seconded by Vice Chair Hartley. Motion carried as follows:

	<b><u>IDA/LEAC VOTING</u></b>
Chairperson Panzenbeck	AYE
Vice Chair Hartley	AYE
James J. Cappiello	AYE
John J. Fielding	AYE
Dave Jimenez	Absent
Tom Scott	Absent
Lisa Travatello	AYE

The meeting adjourned at 6:40 PM.

Respectfully Submitted,

Camille Byrne, Secretary  
Glen Cove IDA/LEAC

*Adopted 12/10/24*