

TRANSCRIPT OF GLEN COVE IDA PUBLIC HEARING:
115 Glen Street Property Owner, LLC Application for IDA Financial Assistance

MS. FANGMANN: Good afternoon. My name is Ann Fangmann. I am the Executive Director and duly authorized hearing officer of the Glen Cove Industrial Development Agency (the "Agency") and I have been authorized to hold a public hearing. Today is January 28, 2025 and the time is now 5:04 p.m. This public hearing is being held at Glen Cove City Hall, 9-13 Glen Street, City of Glen Cove, County of Nassau, New York.

This is a public hearing pursuant to Section 859-a of the New York General Municipal Law, as amended. The Agency has received an application for financial assistance in connection with the following matter

115 GLEN STREET PROPERTY OWNER, LLC, a limited liability company organized and existing under the laws of the State of Delaware and qualified to do business in the State of New York as a foreign limited liability company, on behalf of itself and/or the principals of 115 Glen Street Property Owner, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 22,093 square foot parcel of land located at 115 Glen Street, City of Glen Cove, Nassau County, New York (Section: 23; Block: 11; Lots: 6-12, 134) (the "Land"), (2) the construction of an approximately 29,118 square foot building (the "Building") on the Land, together with related improvements to the Land, including on-site parking, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (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 twenty-nine (29) residential rental units, at least ten percent (10%) of which units shall be affordable housing units (up to 80% of area median income) and at least ten percent (10%) of which units shall be workforce housing units (up to 130% of area median income); (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the “Company”).

The Company would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes.

Notice of this public hearing was published in the Glen Cove Herald on January 16, 2025 and provided to the Chief Executive Officer of each affected tax jurisdiction within which the Project Facility is or will be located by letter dated January 14, 2025.

The purpose of this public hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the Project and the granting of the Financial Assistance.

As set forth in the notice of public hearing, comments may also be submitted to the Agency in writing or electronically to Ann S. Fangmann, AICP, Executive Director, Glen Cove Industrial Development Agency, 9 Glen Street, Glen Cove, NY 11542 or by email: afangmann@glencovecda.org. Written or electronically sent comments received at or before 5:00pm on February 11, 2025 will be included within the public hearing record.

This public hearing is being streamed on the Agency’s website in real-time and a recording of the public hearing will be posted on the Agency’s website, all in accordance with Section 857 of the New York General Municipal Law, as amended. In addition, a transcript of this public hearing will be made and posted on the Agency’s website and such transcript or a reasonable summary of all comments received by the Agency shall be provided to the Agency’s members.

Comments received in writing as set forth above will also be included in the transcript and any summary of this public hearing.

The following attendees were present at the hearing:

Pamela D. Panzenbeck, Mayor, City of Glen Cove & Chairperson of Glen Cove IDA
Vincent C. Hartley, Vice Chairperson of Glen Cove IDA
James J. Cappiello, Board Member Glen Cove IDA
David V. Jimenez, Board Member Glen Cove IDA
Tom Scott, Board Member Glen Cove IDA
Christine Rice, Executive Director Glen Cove Senior Center
Dan Deegan, Forchelli Deegan law firm – legal counsel for applicant
Alec Ornstein, Applicant – 115 Glen St. Property Owner LLC
Clifford Fetner, Applicant – 115 Glen St. Property Owner LLC
Allen Kennemer, LI Builders Institute
Anthony Confredo, Maccarone Plumbing

Allen Kennemer, LI Builders Institute read aloud a support letter from Mike Florio, CEO of LI Builders Institute to express enthusiastic support for this Transit Oriented Development project strategically located near LIRR that will contribute to the economic growth, revitalization and housing diversity of City of Glen Cove. The apartment design will include 10% affordable housing units and 10% workforce housing units to help meet the housing needs of the population and approval of a PILOT is a crucial step to bring project to life. Proposed PILOT payment approximately \$155,236 over agreement term is 8.8 times current real estate taxes received on this property. Copy of letter will be emailed and included in the public hearing record.

Christine Rice expressed concern over parking for members of the Senior Center. The Center currently rents 16 parking spaces at the site on a short-term basis, and has had conversations with the developer who agreed to set aside 13 spots in perpetuity for daytime use if the project progresses. While the 13 spots will result in a negative parking needs scenario, she wants to ensure that an agreement to secure spaces moving forward will be considered for those spots and specifically how the use of those spaces will be managed to ensure they are accessible to her members during the Senior Center's operating hours.

Anthony Confredo of Maccarone Plumbing expressed the support of the project on behalf of Maccarone Plumbing. This project will add to the economic growth of the Glen Cove economy by approving this project. A formal letter from the principals of Maccarone Plumbing will be emailed to Ms. Fangmann and included in the public hearing record.

Tom Scott, IDA Board Member, asked for further details about the parking space negotiations with the project developers and the Senior Center. Ms. Christine Rice provided the attendees with an overview of the current use of the 16 spaces they lease each month at present and indicated that while she is appreciative for the opportunity to continue to lease 13 spaces during the Senior Center hours, those spots turn over 3-4 times per day during the Center hours with members attending various programs, including meals at the Senior Center. She asked if it is a gated parking lot, how will enforcement of the monitoring occur and if there is no gate, how will those 13 parking spaces be reserved for her members. Mr. Deegan responded by reminding the members that this soon to be privately owned property by the developers will try to accommodate the needs of the Senior Center to the best of the developers' ability and suggested that the logistics will need to be worked out by the developers. Mr. Alec Ornstein addressed the Board on this matter and advised that they are working with VHB traffic engineering to plan a gated parking system that will support the needs of both the residents and to accommodate access of 13 spaces to the Senior Center during their operating hours. Mr. Ornstein pointed out that it is important to note that the existing lease of 16 spaces with the Senior Center and the current property owner is on a month-to-month basis. The developers for 115 Glen St. are willing to enter an agreement in perpetuity with the Senior Center as long as the Senior Center is operating at its current location. The developers as future owners of the property

will honor a lease agreement similar to the lease agreement being paid by the City currently for 16 spaces; the new lease would begin upon building occupancy. Mr. Scott noted that the 16 spaces will be inaccessible during construction and Mr. Ornstein replied that that issue will be addressed to the best of their ability by VHB during the construction phase of the project. The developers noted that the construction phase is anticipated to last 12-18 months.

Mr. Scott asked the group about transportation to and from the Senior Center. Chairperson Panzenbeck and Ms. Rice replied that the City operates a bus service and that many people are also dropped off. A smaller number walk. Chairperson Panzenbeck noted that many people will want to drive their cars. Ms. Rice mentioned the need for senior housing and there was a discussion amongst the group regarding Area Median Income (AMI) for the affordable and workforce project housing units, as well as anticipated market rents. Mr. Deegan noted that there may be some synergy between the proposed housing units for the project and the Senior Center across the street. Ms. Rice noted that the Senior Center supports many members with social service and mental health issues.

Mr. Scott asked Mr. Deegan if the developers had closed on the property. Mr. Deegan and Mr. Ornstein advised that they have not yet closed on the property and that they are pending completion of construction drawings, while awaiting the financing of the construction loan that is contingent on a commitment by the Glen Cove IDA to its application for financial assistance. Mr. Deegan emphasized that the project cannot be built without financial assistance granted by the Glen Cove IDA

MS. FANGMANN: It is now 5:29 p.m. Let the record show that, other than comments submitted in writing, no other members of the public have indicated a desire to comment with respect to the Project or the Financial Assistance. I therefore call this public hearing to a close but remind the public that comments will be received through February 11th 2025 at 5PM via email: afangmann@glencovecda.org or in writing to either Ann Fangmann, Executive Director Glen Cove IDA, or to Pamela D. Panzenbeck, Chairperson of the Glen Cove IDA, 9 Glen St., Glen Cove, NY 11542.

(TIME NOTED: 5:30 p.m.)



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DANIEL P. DEEGAN
PARTNER
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January 30, 2025

Glen Cove Industrial Development Agency
9 Glen Street
Glen Cove, New York 11542

Attn: Ann S. Fangmann, Executive Director

Re: 115 Glen Street Property Owner, LLC
Premises: 115 Glen Street, Glen Cove, New York

Dear Ms. Fangmann and Members of the Board:

As you know, this Firm is counsel to the Applicant, 115 Glen Street Property Owner, LLC. I am writing to supplement the public record before the IDA board and to respond to certain issues raised at the public hearing.

In particular, there were questions regarding the financing and alternatives in the event that the IDA does not approve the requested financial assistance for the project.

In order for a development project to attract private equity and debt financing, it needs to “pencil out.” This means that the completed project is expected to generate a level of income that produces a rate of return necessary to attract equity and debt to be invested in the project.

In this case, without the IDA’s assistance, this project will not pencil out and will not be financially feasible. This has been analyzed and confirmed by the IDA’s own consultant, Grow America, which is recommending the proposed PILOT schedule and financial assistance that is up for consideration by this Board. As such, without the approval of the IDA, the project cannot go forward.

This project has been “right sized” for the site through the zoning and planning process over a period of eight+ years, provides a 20% workforce/affordable housing component, and provides parking for the senior center in perpetuity. (as a note: formerly, the senior center utilized a portion of the site via a lease with the owners which has since been terminated. While they do use the site currently, this is only on a month to month basis with no future certainty.)

If the project does not go forward, it will be a significant loss for the community, leaving a blighted site. The City will miss out on the spending power and purchasing activity generated by

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new residents and the potential positive effect which that would have on local businesses. The revenue to be generated by the City (e.g., permit fees) and local contractors, suppliers and laborers, during the construction phase of the project, will be lost. The City and school district will also lose out on the additional tax/PILOT revenue that will be generated by the project. The project with the recommended PILOT will generate significantly more revenue than the current taxes if nothing happens at the site. Furthermore, any alternative use of the site cannot promise these benefits including the affordable housing component and resolution of the senior parking.

Finally, the project is consistent with the City's vision for Glen Street as set forth in its new Comprehensive Plan. The IDA's assistance is needed in order to make that vision a reality.

Please ensure that this letter becomes part of the public hearing record for consideration by the Board.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By: *Daniel P. Deegan*

DANIEL P. DEEGAN

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