

**GLEN COVE COMMUNITY DEVELOPMENT AGENCY**  
**City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Meeting**  
**January 10, 2017**

The Glen Cove Community Development Agency held its Annual Organizational Meeting on Tuesday, January 10, 2017 in the 2<sup>nd</sup> floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 6:12 p.m. and the following members were present:

Reginald V. Spinello, Chairman  
Vincent Hartley  
Lindsay Anderson  
Daniel Cox  
Anthony Jimenez  
Luis Vasquez  
D. Willis

**Also Present:**

Ann Fangmann, Executive Director  
C. Byrne, Secretary  
A. LaMorte, Assistant Secretary  
M. Tyler, Legal Counsel  
Putnam Developers  
Long Island Housing Development (LIHP)  
B. Peebles, Deputy Mayor  
T. Scott, Planning Board  
Interested Public

The Secretary reported that the notice of annual meeting was served in the form and manner in accordance with the CDA by laws.

Chairman Spinello welcomed back the existing slate of CDA board members who were reappointed by City Council at its December 27, 2016 meeting.

**MINUTES:**

Chairman Spinello made a motion to adopt the minutes of the CDA meeting held November 22, 2016 and asked for a second. The motion was seconded by Luis Vasquez. Motion carried unanimously.

**EXECUTIVE DIRECTOR'S REPORT:**

The Chairman suggested that we defer the agency update following the completion of the agenda items.

**UNFINISHED BUSINESS:**

The Secretary asked each board member to sign oath of office cards as well as their acknowledgement of fiduciary responsibility form in accordance with the NYS Authorities Budget Office. The City Clerk stopped in the conference room to also obtain signatures of board members in the City's Oath of Office Book.

**NEW BUSINESS:**

Chairman Spinello welcomed the Putnam Developers and LIHP to the meeting. He asked Ann Fangmann to provide the members with an update on the proposed affordable housing project. Ms. Fangmann advised the members that Anne LaMorte has been working very hard on this project along with the former Executive Director, Myralee Machol, over the past year. Ms. Fangmann provided the members with an overview of the project and progress made to-date. Ms. Fangmann also noted that the affordable aspects of the project would be contingent upon receiving State and Federal subsidies, to be applied for on behalf of the developer by the LIHP. LIHP explained the mechanics of the affordable housing program in accordance with HUD income guidelines and explained the various potential funding sources broken down by those guidelines. This affordable housing program would be offered to first-time, income-eligible homebuyers on a lottery basis, all to be administered by the LIHP. LIHP coordinates an

extensive marketing campaign and community outreach; ranking of the applicant list; income eligibility verification within the limited time-frame outlined in the program; and monitoring annually to ensure those who bought the homes via the lottery remained in the home for the minimum time period (10 year) unless a qualifying life event occurs in which there would be no pay-back but resale to another qualified lottery wait-listed person would occur.

The restrictions in this program are quite rigid to ensure compliance with HUD Fair Housing Laws and not discriminate against any prospective first-time buyer in exchange for both Federal and State Funding Assistance passed on to the first-time home buyer. The project will be presented during a preliminary hearing of the Planning Board on January 17<sup>th</sup>.

Ann Fangmann advised the members that the CDA requests approval to promote Noel Diehl from part-time clerk to full time Environmental and Grant Assistant. Noel has been working on a part-time basis since January 2016 and has recently completed her Master's Degree from NYIT in Environmental Studies. Noel's expertise will benefit the Agency in applying and administering environmental grants such as the Brownfield Opportunity Area Step III, Waterside Recreational Grant, etc.

Ms. Fangmann also notified the board that Judy Marshall, Housing Assistant for Section 8, retired effective January 27<sup>th</sup>. Both Ann and Fred Moore interviewed referrals from City of Glen Cove Personnel Department and found Ms. Angelina Curcio (whose resume was distributed to the board members) to be qualified for the position. The Executive Director will seek board approval this evening to hire Angelina Curcio for the vacant Housing Assistant position.

**RESOLUTIONS:**

Chairman Spinello made a motion to adopt resolutions 7a, 7b, 7c, 7e and asked for a second.

7a) Resolution to appoint the following officers of the CDA for one year term 1/1/17 through 12/31/17:

Vincent Hartley	Vice Chairman/Treasurer
Ann Fangmann	Executive Director/Contracting Officer
Anne LaMorte	CFO/Assistant Secretary
Camille Byrne	Secretary

7b) Resolution to appoint the following members to the Audit/Finance Committee for one year term 1/1/17 through 12/31/17: Vincent Hartley, Daniel Cox, Luis Vasquez

7c) Resolution to appoint the following members to the Governance Committee for one year term 1/1/17 through 12/31/17: Reginald Spinello, Lindsay Anderson, Anthony Jimenez

7e) Resolution to adopt the 2017 CDA meeting schedule.

The motion to adopt CDA resolutions 7a, 7b, 7c and 7e was seconded by Vincent Hartley. Motion carried by a roll call of the CDA members as follows:

<b><u>CDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Reginald A. Spinello	AYE
Vincent Hartley	AYE
Lindsay Anderson	AYE
Dan Cox	AYE
Anthony Jimenez	AYE
Luis Vasquez	AYE
Danielle Willis	AYE

Chairman Spinello made a motion to adopt resolutions 7d and 7g and asked for a second.

7d) Resolution authorizing the CDA Executive Director to promote Kristin Noel Diehl as full-time Environmental and Grant Assistant.

7g) Resolution authorizing the CDA Executive Director to hire Angelina Curcio as full-time housing specialist effective 1/23/17.

The motion to adopt resolutions 7d and 7g were seconded by Vincent Hartley. Motion carried by a roll call of the CDA members as follows:

<b><u>CDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Reginald A. Spinello	AYE
Vincent Hartley	AYE
Lindsay Anderson	AYE
Dan Cox	AYE
Anthony Jimenez	AYE
Luis Vasquez	AYE
Danielle Willis	AYE

Chairman Spinello made a motion to adopt resolutions 7f and asked for a second.

7f) Resolution of the CDA to approve submission of an application for affordable housing units on behalf of Putnam Group to the Planning Board.

The motion to adopt resolution 7f was seconded by Luis Vasquez. Motion carried by a roll call of the CDA members as follows:

<b><u>CDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Reginald A. Spinello	AYE
Vincent Hartley	AYE
Lindsay Anderson	AYE
Dan Cox	AYE
Anthony Jimenez	AYE
Luis Vasquez	AYE
Danielle Willis	AYE

**EXECUTIVE DIRECTOR'S REPORT:**

Ms. Fangmann provided the members with an update on all agency projects, including: Herb Hill/Garvies Point Road reconstruction; incinerator abatement completion and demolition phase has been awarded by City Council. She also provided the members with an update on the Waterside Recreational project as well as the Brownfield Opportunity Area Step III. DASNY and CRP grants are being administered by the CDA along with CDBG activities.

As there was no further business to come before the board, the Chairman made a motion to adjourn the meeting. The motion was duly seconded by Luis Vasquez. Motion Carried and the meeting was adjourned at 7:08 p.m.

Respectfully Submitted,

Camille Byrne, Secretary-CDA

DRAFT