

**Glen Cove Community Development Agency
Measurement Report FYE 12/31/17
Governance Meeting January 23, 2018**

Glen Cove CDA Mission Statement

The Glen Cove Community Development Agency's purpose is to plan and implement programs involving the rehabilitation and revitalization of both the residential and commercial sectors of the City of Glen Cove, foster economic growth, provide assistance to public service organizations, eliminate blight and improve opportunities for low/moderate income residents of the City of Glen Cove.

The Mission Statement was reaffirmed by the board members on February 13, 2018. The initial approval of the mission statement by the board members took place on 3/10/2011.

Answers to 5 questions:

- 1. Have the board members acknowledged that they have read and understood the mission of the public authority?**
 - a. The board members acknowledged that they have read and understood the mission of the Glen Cove CDA.
- 2. Who has the power to appoint the management of the public authority?**
 - a. The Chairman has the power to appoint the management of the Glen Cove CDA.
- 3. If the board appoints management, do you have a policy you follow when appointing the management of the public authority?**
 - a. This is not applicable as the Chairman appoints management.
- 4. Briefly describe the role of the Board and the role of management in the implementation of the mission.**

The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.
- 5. Has the board acknowledged that they have read and understood the response of each of the questions?**

The Board of Directors acknowledged that it has read and understood the responses to these questions and approving their submission.

Glen Cove CDA Performance Measurement Report for the year ending December 31, 2017.

Performance Goal #1: *Operate in a fiscally conscientious and responsible manner.*

Performance Measurement: The Agency achieved its goal of being fiscally conscientious and responsible as well as operating in a transparent and easily accessible manner for the year 2017. The Agency's auditors had no findings for the CDA for the year ending December 31, 2017 or prior years. Each member reviewed and signed their acknowledgement of fiduciary responsibilities form during the annual organizational meeting held on January 9, 2018. The CDA has consistently filed all reports with the ABO in a timely manner as well as instituting any new policies or requirements mandated by the ABO. The Audit and Finance Committees met periodically during the year to review and approve the Annual Budget, the Annual Financial Report as well as monitor investing and internal controls of the Agency. The Committees reported no findings to the Board. The CDA adopted a new Conflict of Interest/Code of Ethics policy in January 12, 2017 at the annual meeting.

Performance Goal #2: *To continually assess the needs of the City's residents, and to strive to apply the Agency's services where they will create the most benefit and community vitality.*

Performance Measurement: The CDA has met the goal of assessing the residential and economic needs of the City's community for 2017. The City has identified the need for home repairs that are not affordable for its low/moderate income senior residents and/or disabled population. As a result, the CDA has continued its Residential Rehabilitation Program that assists low/moderate income senior residents and/or disabled person to repair their homes. In 2017, the Director made presentations at the Glen Cove Senior Center and press releases in local papers and City newsletters/website announcing the available funding. Two applicants were served and one remains on the waiting list for future funding. The applicants had renovations made to their home to make it more handicap accessible as well as a boiler replacement for heat distribution and cost savings. The combined repairs amounted to a total of \$21,670. The CDA also assisted the City of Glen Cove in procuring wayfinding signage directing visitors to points of interest, downtown business district, waterfront business district and ferry terminal. New LED illuminated parking garage entrance signs were also installed to increase visibility into the Brewster Street municipal parking garage. \$4,310 was expended on this project in 2017. In addition, the CDA assisted the Glen Cove Senior Center in securing \$5,000 in funding to have an engineer assess the failing heating system and develop an evaluation report and cost estimates for alternatives to make a uniform, energy efficient heat system for the 1,800 members and staff who visit the building on a daily basis, all of whom are seniors and/or disabled. The CDA also provided \$50K to the City for the demolition of the incinerator on Morris Avenue and \$6,650 for a survey of the Coles School and \$2,450 for an appraisal of the Glen Cove Day Care Center property.

The City continued its efforts to create attainable housing alternatives for 6 residents. The CDA worked with the City and property owner/developers in 2017 on this program and will continue to further this effort in 2018. Meetings included the Putnam Group,

Landing Cove, Conifer, the Long Island Housing Partnership and CDC-LI as well as internal meetings with the Mayor's Office, Buildings Department, and Planning and Zoning Boards. The CDA, through the Brownfield Opportunity Area (BOA) implementation plan and research and has been evaluating the City's current code, zoning and policies, and has been developing recommendations. This effort is aimed at keeping young talented individuals and families in Glen Cove.

The Glen Cove Ferry Terminal Building construction close-out was successfully completed with NYSDOT in 2017, with all federal and State funds reimbursed. An RFP for a Ferry Operator was issued in November 2017. The City is optimistic that a ferry service will begin in 2019 or sooner. During the summer of 2017, the MTA/LIRR funded a summer ferry service to ease the burden put upon LIRR commuters during track repairs. The ferry operation ran smoothly and offered an amazing alternate commute option to our residents and surrounding communities. As a result of this "test run" the City is optimistic that this has brought renewed interest by some of the major ferry operators who service the tri-state area.

Performance Goal #3: To meet the needs of the community by working to secure state and federal funding for City and community priorities.

Performance Measurement:

In 2017, the CDA on behalf of the City processed grant disbursement agreements with the State and began implementing the following projects with Dormitory Authority of the State of New York (DASNY) funding as follows:

- \$100,000 in funding toward the construction of a "World War II Fallen Heroes Monument" and purchase of a Dump Truck for the Department of Public Works.
- \$125,000 of funding toward the replacement of the Glen Cove Fire Department Flooring and an additional \$100,000 of funding toward the kitchen replacement.
- \$150,000 toward the structural repair of Brewster Street Downtown Municipal Garage. An additional grant for another \$500k in DASNY funding is in progress with the State.
- \$50,000 toward upgrades to the Cove Animal Rescue Center.

In 2017, the CDA on behalf of the City continued processing CRP funding from the Nassau County Legislative branch. The Nassau County Legislature approved the below projects in December 2017:

- \$75,000 for Harbor Patrol Boat
- \$37,500 for Senior Center Bus.
- \$82,000 for Fire Department Repeater Radio.

The CDA also processed a CRP application on behalf of the Youth Bureau for supplies and equipment.

The CDA continued work with the City's Code Enforcement Department on the Zombie and Vacant Properties Remediation program funded by \$90,000 from LISC. The CDA processed the grant agreement, progress reporting, and grant disbursement paperwork. CDA also collaborated with Code on public outreach efforts and calls with LISC.

The CDA was successful in 2017 securing a total \$1,121,368 in new funding for the following projects:

- \$362,208 in funding from the Transportation Alternatives Program (TAP) to be administered by NYSDOT for pedestrian improvements (curb cuts and sidewalks) in the Downtown Business Improvement District (BID) area. To-date, CDA has released an RFP for engineering services for the project and the CDA/City is evaluating the 10 responses.
- \$14,000 in funding from the NYSDEC for the installation of a dual-port public electric vehicle (EV) charging station in the Pulaski Street Garage. This project is one of four actions the City/CDA is taking for the City to become a certified NYSERDA Clean Energy Community (CEC). This certification requires the City to complete a series of high-impact, environmentally friendly action items that reduce energy use and greenhouse gas emissions in the community. The charging station was installed on September 1, 2017 and opened to the public on November 15, 2017. The majority of funding from NYSDEC has already been reimbursed and the CDA is completing grant close-out.
- A \$695,160 Water Quality Improvement Program grant by the NYSDEC to rehabilitate the East Island tidal gates and install hybrid structural/environmental and green infrastructure improvements near Dosoris Pond. The tidal gates between the bridge piers designed to control flooding have been inoperable for years, and have greatly impacted tidal flow and water quality in the Pond.
 - A \$50,000 grant from the NYSDEC Climate Smart Communities (CSC) Program to evaluate strategies for resiliency within the Western Gateway area, undergoing strategic planning efforts by the City. The project area includes Shore Road from Morris Avenue to Glen Cove Avenue; Glen Cove Avenue from Shore Road to Pratt Boulevard/State Route 107; all of Park Place; and all of Morris Avenue.

In addition to the above, the CDA continues to administer the following grants and projects:

- A combined \$4 million + in Nassau County Bond Act, CDBG, and LDC Bond funding was used for the abatement and demolition/removal of the incinerator. This project was completed in 2017 and plans for re-use are being developed under the WRR grant described below.
- \$1,082,000 in NC Bond Act, EPA, and NYSDOS funding for the design and construction of the Mill Pond to remove debris from entering Glen Cove Creek . Construction was substantially complete in 2017, with punch-list items to be completed by spring 2018. The floatable screen is being re-designed due to environmental conditions and the EPA approved a contract extension.
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- Waterside Recreational Redevelopment (WRR): \$600,000 grant from the NYSDOS to prepare plans to redevelop a waste management complex on the south side of Glen Cove Creek as parkland. This site will be added to the adjacent John Maccarone Memorial (City) Stadium and Park, and create amenities including pathways, landscaping, parking, and signage. Underutilized waterfront property will be returned to public benefit and enjoyment, while recreation opportunities for the City will be improved. In 2017, the project team developed preliminary plans and embarked on a robust public engagement plan to receive feedback.
- \$24,997,847 in funding for the reconstruction of Herb Hill/Garvies Point Road, including Federal Highway Administration and Marchiselli funding administered through NYSDOT; Empire State Development funding; and LDC Bond funding. The CDA continues to support the administration of Right-of-Way funding and procedures.
- Brownfield Opportunity Area Step III: \$402,100 in funding from NYSDOS. The CDA continues work on this project and expects to have a draft Implementation Plan and DGEIS by spring 2018. A NYSDOS contract amendment has been approved.

Performance Goal #4: *To cultivate community trust and engagement by operating in a transparent and easily accessible manner.*

Performance Measurement: The CDA has achieved this goal in 2017 by keeping the residents of Glen Cove informed of ongoing projects and addressing any concerns that they may have through monthly CDA board meetings and City Council meetings that are open to the public. The CDA's website was redesigned in 2017 and is kept up to date with current information about projects and meetings. The CDA will have public meetings when needed or requested. The CDA management is easily accessible and promotes an open door policy whereby residents, employees and board members are encouraged to speak to the Executive Director and the Chairman about any concerns, suggestions or comments they may have. The Executive Director reports monthly to the Board members and Chairman on all projects of the Agency. This information is disseminated by the Board and Chairman and posted on the Agency's website.

Performance Goal #5: *To meet the needs of the residents of the City of Glen Cove by supporting local public service agencies and programs.*

Performance Measurement: The CDA successfully reached this goal in 2017 by allocating \$40K of its CDBG funding to the City of Glen Cove Public Service agencies to fund their programs. Public comments regarding selection of these programs are welcome and received during public hearings advertised in the local paper on an annual basis. These programs directly affect the residents of Glen Cove in a positive manner. The CDA has continued its Residential Rehabilitation program directed to assisting low/moderate income Senior Residents and/or disabled individuals in repairing their homes. There were two applicants in 2017 whose home repairs amounted to \$21,670. The CDA and City recognizes the need for affordable housing for our seniors, first time home buyers and, low/moderate income residents. The CDA continues its efforts for affordable housing and continues to work with Long Island Housing Partnership,

(“LIHP”) and Nassau County for technical assistance and funding assistance on housing projects.

Performance Goal #6: *Work with City of Glen Cove Building Department to assist local businesses in signage and facade improvements through commercial rehabilitation funding program to eliminate blight and improve economic development of the commercial business district.*

Performance Measurement: The CDA has contacted numerous new businesses in the downtown area in 2017. One applicant received \$500 reimbursement toward the purchase of their sign, through the CDA’s sign program. The CDA continued its efforts in 2017 by working closely with the City Building Department, the Glen Cove Downtown Business Improvement District (B.I.D.) and the Chamber of Commerce in identifying opportunities for commercial rehabilitation of storefronts. Three businesses were identified as eligible commercial façade renovation projects with \$2,319 being reimbursed during 2017 and the third project is pending completion and will receive \$15,000.00 in reimbursement. The CDA will bring proposed façade rehabilitation projects to the attention of the CDA board before making commitment to applicants. The CDA also secured funding to purchase and install wayfinding signage at key entry points throughout the City to direct visitors to the business district, free parking, municipal buildings, waterfront and downtown business areas. Phase I of this project was completed in 6 utilizing \$7,200.00 in funds. Phase II focused on the downtown parking garages and Garvies Point waterfront businesses and ferry in 2017. A total of \$4,310.00 was expended toward phase II in 2017 with further plans to add signage to the interior of the parking garages.