

The Glen Cove Community Development Agency (CDA) held a regular business meeting in the 2<sup>nd</sup> floor conference room of City Hall on Tuesday, September 24, 2024. Chairperson Panzenbeck officially called the meeting to order at 5:35PM. The following members were present:

**CDA BOARD MEMBERS:**

Chairperson Panzenbeck  
Vice Chair Hartley  
Nelson Rivera  
Rocco Totino  
Dr. Danielle Willis

**ALSO PRESENT:**

Ann S. Fangmann – Executive Director  
Margo Zoldessy, CFO/Assistant Secretary  
Camille Byrne, Secretary

**ABSENT**

Gigi Ferrante  
Francine Koehler

**MINUTES:**

Chairperson Panzenbeck made a motion to adopt the minutes of the CDA meeting held July 23, 2024 and asked for a second. The motion was seconded by Vice Chair Hartley. Motion carried as follows:

**CDA MEMBERS**

Chairperson Panzenbeck  
Vice Chair Hartley  
Gigi Ferrante  
Francine Koehler  
Nelson Rivera  
Rocco Totino  
Dr. Danielle Willis

**VOTING**

AYE  
AYE  
Absent  
Absent  
AYE  
AYE  
AYE

**EXECUTIVE DIRECTOR REPORT:**

Ann Fangmann provided the members with an update on projects and grants administered by the Agency. Highlights are as follows:

**Morgan Park Seawall Phase II Rehabilitation (including the Teahouse/Arbor); Beach Pavilions Restoration**

*Overview:* The City anticipates receiving DASNY SAM grant funding in the amount of \$500,000 to complete rehabilitation of the Morgan Park Seawall (as well as the teahouse/arbor at the seawall's north end) and to restore the Morgan Park beach pavilions. The anticipated total project cost is \$750,000 or less. LandTek proposals to rehabilitate pavilions (\$218,229) and complete rehabilitation of seawall plus teahouse (\$194,526) are on 9-24-24 Council agenda. Crossroads proposes to replace pavilion roofs for \$170,562. LiRo is providing professional engineering and construction inspection services; contract with LiRo for pavilions condition assessment and State Historic Preservation Office (SHPO) determination for both the pavilions and second seawall phase (teahouse/arbor) in the amount of \$12,790 approved at 9-26-23 Council meeting. The Project ID is #25964.

*Status:* The Preliminary DASNY SAM Application was submitted to NYS Assembly (Ways & Means) on 4-20-23 and also submitted to Assemblyman Lavine's office. Diligence documentation request paperwork submitted to DASNY on 7-20-23. LiRo conducted pavilions condition assessment. LiRo submitted the project (both the pavilions and teahouse) to SHPO via the online Cultural Resource Information System (CRIS) on 11-20-23; all issues with SHPO had been resolved and DASNY had concluded its environmental review as of 6-6-24. Resolution authorizing Mayor to execute GDA with DASNY was approved at August 2024 Council meeting, subject to receipt of GDA from DASNY and City Attorney review. Rocco submitted POs for Land Tek proposals to Purchasing.

**Lead Service Line Replacement Program (LSLRP)**

*Overview:* NYSDOH awarded Glen Cove a LSLRP grant in August 2019 totaling \$627,327. The State is awarding the grants to municipalities across New York State as part of an initiative to replace residential drinking water lead service lines. Walden Environmental Engineering is providing professional engineering and inspection services (Contract value = \$62,660), and Maccarone Plumbing Inc is providing construction

services (contract value is based on the number of LSLs identified in the City).

**Status:** DPW sent another round of LSLRP program mailings to residents in March 2024. 415 lead line inspections have been conducted as of 8/31/24, with 4 LSLs identified, upgraded, and reimbursed by the State. 1 new lead service line was discovered at 22 Landing Road in August 2024 with replacement work to occur in September 2024. Maccarone Plumbing issued a purchase order for the work.

### **Seaman Road Station**

**Overview:** The City has a capital improvements project planned to rehabilitate Seaman Road Station, a public water supply station. City received a \$3 million WIIA grant from Environmental Facilities Corporation (EFC) for this estimated \$4.94 million project and received another \$250k grant award towards the project from DASNY.

**Status:** In May 2022, the well collapsed and was deemed unsalvageable. The re-drilling of the new well began late November/early December 2022 and was completed as of Summer 2023. Upon technical project completion, D&B suggests City close out grant funded portion of project with the understanding that the additional change order costs will not be reimbursable. The project received NCDOH approval of substantial completion in August 2024. The final reimbursement request in the amount of \$750,000 was submitted to EFC in September 2024.

### **Nancy Court Pump Station**

**Overview:** The City has been awarded \$1,000,000 through the US EPA STAG program to rehabilitate the Nancy Court Pump Station. Work includes raising the existing well above grade, demolishing the existing well vault, lining the existing well, installing a prefabricated concrete building over the well, and performing miscellaneous electrical improvement.

**Status:** EPA Grant funding has been allocated for this project and the executed EPA grant agreement was received with a 5/31/2023 date of award and 4/30/2025 expiration date; the City Council approved a resolution accepting the EPA grant agreement at the 6/27/23 Council meeting. The Project Engineer (D&B) and Purchasing Office reviewed the bids and the following lowest responsible bidders were approved at the 5/9/23 City Council meeting: W.H.M. Plumbing & Heating Contractors Inc at \$586,000 for the GC contract; Baltray Enterprises Inc, dba Bancker Electric at \$496,000 for the electrical contract; and Bensin Contracting Inc at \$1,289,000 for the plumbing contract. The draft contracts were approved by the EPA. As of 7/25/23, all construction contracts have been executed. The CDA submitted a BABA Waiver request to the EPA in December 2023. The EPA reached a consensus finding that the project qualifies for the Amended SRF Design Planning Waiver and sent their approval in January 2024. The CDA received the first reimbursement from the EPA, totaling \$102,961. In the interim (peak pumping season), materials/equipment from the project will be ordered, with some preparation work to take place at the site. Construction work is anticipated to begin in October 2024, now that the pump station may be taken off-line, following the completion of the Seaman Road Well project.

### **Austral Avenue Park**

**Overview:** CDBG funding will cover up to \$100,000 to rehabilitate Austral Avenue Park. No match is required.

**Status:** The CDA, DPW, and Purchasing held a meeting on 2/5/24 to discuss the project budget, scope of work, and procurement. Three proposals were received by prospective contractors. Greenman-Pedersen, Inc. (GPI) received the highest score. City Council authorized the GPI contract on 5/28/24. GPI conducted a Topographic survey of the project site on 6/24/24. GPI sent drawings for site grading on 9/6/24.

### **FINANCE REPORT:**

Chairperson Panzenbeck announced that this evening's finance report is the Glen Cove CDA/Section 8 FY2025 Budget Review. The Finance Committee (Vice Chair Hartley, Dr. Danielle Willis and Nelson Rivera ) met on August 27<sup>th</sup> with Margo Zoldessy and Ann Fangmann to review the draft budgets. At this time the Finance Committee authorizes the CFO to present the budget overview to the members. Margo Zoldessy, CFO, presented a detailed overview of the CDA and Section 8 budgets for fiscal year 2025.

**UNFINISHED BUSINESS:**

Ann Fangmann provided the board with an update on the Housing Choice Voucher Program 5-year administrative plan for FY 2025-2029 incorporating HOTMA and NSPIRE regulations being rolled out by HUD.

**RESOLUTIONS:**

There being no further questions from the board members on the budgets or the Section 8 5-year plan certifications, Chairperson Panzenbeck made a motion to adopt Resolution 7(a), 7(b ) and 7(c):

**7(a) Resolution of the Glen Cove CDA adopting the CDA budget for FYE 12-31-2025.**

**7(b) Resolution of the Glen Cove CDA adopting the Section 8 budget for FYE 12-31-2025.**

**7(c) Resolution of the Glen Cove CDA authorizing certification of the Glen Cove Housing Choice Voucher Program (Section 8) (NY121) 5-year plan (2025-2029) and submittal of the plan to HUD.**

Motion to adopt resolutions 7(a), 7(b) and 7(c) were seconded by Dr. Danielle Willis. Motion carried as follows:

<b><u>CDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Chairperson Panzenbeck	AYE
Vice Chair Hartley	AYE
Gigi Ferrante	Absent
Francine Koehler	Absent
Nelson Rivera	AYE
Rocco Totino	AYE
Dr. Danielle Willis	AYE

**ADJOURNMENT:**

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

<b><u>CDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Chairperson Panzenbeck	AYE
Vice Chair Hartley	AYE
Gigi Ferrante	Absent
Francine Koehler	Absent
Nelson Rivera	AYE
Rocco Totino	AYE
Dr. Danielle Willis	AYE

The CDA meeting adjourned at 5:53 PM.

Respectfully Submitted,

Camille Byrne, Secretary - Glen Cove CDA

*Adopted 11-26-24*