

**Resolution #8)**

**RESOLUTION OF THE GLEN COVE COMMUNITY DEVELOPMENT AGENCY  
AUTHORIZING THE SUBMISSION OF THE AGENCY ANNUAL  
ACCOMPLISHMENTS AND PERFORMANCE REPORTING FOR FYE 12-31-24 TO  
THE NEW YORK STATE AUTHORITIES BUDGET OFFICE**

**WHEREAS** the Glen Cove CDA Governance Committee met on March 20, 2025 to review the annual accomplishments and performance goals as outlined in the attached report as well as summary of the confidential results of the annual board evaluation.

**WHEREAS** the Governance Committee hereby recommends submission of the attached 2024 Accomplishments Report and Summary of Board Performance Evaluation as outlined herein to the New York State Authorities Budget Office (NYS ABO). The Governance Committee also recommends submission of the 2024 summary of confidential results of the annual board evaluation noting that all board members are reminded and encouraged to not hesitate to ask for more time, defer or table actions if they require more time before casting their vote.

**NOW, THEREFORE, BE RESOLVED** that the Glen Cove Community Development Agency is hereby authorized to submit the annual board evaluation and accomplishments/performance goal reports to the NYS ABO on or before March 31, 2025.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted 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  
ABSENT

The foregoing Resolution was thereupon declared duly adopted.

GC-CDA  
**ENTERED**  
3-27-25  
CB



**Glen Cove Community Development Agency  
Measurement Report FYE 12/31/24  
Governance Meeting 3/20/25**

**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 is reaffirmed annually by the board members and will be reaffirmed by the board at large during the March 27, 2025 board meeting approving this report. The initial approval of the mission statement by the board members took place on March 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 to each of the questions?**

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

**Glen Cove CDA Performance Measurement Report for the year ending December 31, 2024.**

**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 2024. The CDA By-Laws were amended in 2021, as detailed in the 2021 CDA Annual Accomplishments.

The Agency established independent Audit and Finance Committees, which assists the Agency in fulfilling its responsibilities with respect to the internal and external audit process, the financial reporting process and the system of risk assessment and internal controls over financial reporting. The Committee Chairperson interacts with the Agency's independent CPA firm that conducts the Agency's annual audit. All seven CDA board members underwent ABO training. Each member reviewed and signed their acknowledgement of fiduciary responsibilities distributed during the annual organizational meeting held on January 9, 2024. 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 meet 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. On February 11, 2020, the CDA board adopted a policy requiring all members and officers of the board to file an annual financial disclosure form to be kept on file with the CDA Board Secretary to identify any conflicts of interest of the member/officer relative to the business of the Agency.

**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 2024. 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 2024, the Director made presentations at the Glen Cove Senior Center, Inter-Agency Council and press releases in local papers and City newsletters/website announcing the available funding. Three households were served in 2024. The CDA allocated public facilities and improvement funding for the following projects in 2024: 1) Storm window replacements to the North Shore Historical Society where the City holds public meetings, events, and commemorative celebrations; 2) Funding for pedestrian improvements and ADA compliance throughout the City's downtown, including improved pedestrian access from School Street into the Brewster Street Garage.. ADA/compliance projects to better pedestrian access into the Brewster Street Garage was completed in two 2 additional ramp locations in 2024; . In addition, using a combination of CDBG funding previously and newly secured, the sidewalks on Lower Glen Street, spanning from Pulaski Street to the Sons of Italy and past the Pistelli Center respectfully, were fully rehabilitated with stamped concrete. This project was completed in collaboration with the BID and individual business owners along the corridor. Six (6) pedestrian signs were also procured and installed at three (3) mid-block crosswalk locations along School Street.3) Five dual and one single solar trash compactors/recycling units for the Downtown Business Improvement District and at Pryibil Beach were procured and installed in 2024. These "smart tech" machines will help keep streets clean and reduce the manpower required to empty these receptacles; an additional dual unit is being priced for Morgan Park or Pascucci Field. and 4) The engineering report for the Glen Street Corridor Study in the BID was completed by IMEG in 2024 Draft conceptual plans were also developed by IMEG and will be refined with the City/CDA/BID in early 2025.5) Austral Avenue Park: the equipment for the new playground to be installed at the park was purchased and delivered in 2024. In addition, GPI was procured to provide professional engineering services for the project. GPI completed a topographic survey and drawings for site

grading over the past year. Estimates for playground installation and other site improvements are being procured currently; and 6) Boys & Girls Club Gym Floor: additional funding for the project was secured, along with initial quotes for the materials and installation currently under review. The project is expected to be implemented in 2025. The total PF&I allocation in 2024 was \$220,860.00.

The CDA, through the **Brownfield Opportunity Area (BOA) Step III Implementation Strategy** and associated research, continued evaluating the City's current code, zoning and policies, and developed recommendations for alternative and attainable housing options. Through the BOA, the CDA has recommended the creation of a Transit-Oriented Development (TOD) District adjacent to the Glen Street Long Island Railroad (LIRR) station, with a set aside requirement of 30% of units as affordable. The Memo and documents were posted on the Step III BOA webpage. CDA staff continue to use the BOA Implantation Strategy and other documents produced out of the Step III program as a framework for future projects and initiatives in that area of the City. As mentioned above, in 2021, the City worked with the CDA to complete the rehabilitation of a municipal parking lot in the Orchard Neighborhood in order to better serve the community. In late 2021, the City received notice of award of funding from the State (NYSDOS and NYSDEC) for a Master Plan Update. The Plan was last updated in 2009. Concepts from the BOA Step III Implementation Strategy were explored in 2024 through the City's Comprehensive Plan Update (see below). During 2024, the CDA and City worked with a potential developer of TOD at the Glen Street LIRR Station in the City's BOA; following the application for change in zone sent to City Council and referral to the Planning Board in 2023, the Planning Board sent back a recommendation to the City Council in 2024. Following this recommendation letter and recommendations for new proposed TOD zoning districts for the Glen Street and Sea Cliff LIRR Stations in the City of Glen Cove Smart Growth Plan with Sustainability Elements adopted in 2024 (see details below), the CDA worked with the City and outside consultants to develop language to amend the Orchard Neighborhood Redevelopment Incentive Overlay District (RIO-ON) in the BOA to accommodate TOD at the Glen Street LIRR station. This zoning language was sent to the Nassau County Planning Commission and approved for no further action by resolution on 12/12/24. The proposed zoning amendment language was also the subject of public hearings held in 2024, with SEQRA work for the proposed zoning amendment also completed in late 2024. The City Council is expected to vote on the proposed zoning amendment to the BOA's RIO-ON overlay zone in early 2025.

The City of Glen Cove's new **Smart Growth Comprehensive Plan with Sustainability Elements** will guide the City's investment, development, and growth over the next decade. The plan will include a baseline assessment (inventory and analysis of existing conditions), public engagement process, identification of the City's vision and goals, and development of strategies and implementation actions. Environmental review will be prepared in conformance with SEQRA. NYSDOS awarded \$100,000 through the Smart Growth Comprehensive Planning (SGCP) Grant Program and NYSDEC awarded \$50,000 through the Climate Smart Communities (CSC) Grant Program for PlanGC. Grant funding will be used for contractual services: professional planning and environmental consulting services to assist with PlanGC preparation. For the SGCP Program, the City will provide a \$50,000 local cash match for contractual services. For the CSC Program, the City will provide a \$50,000 local in-kind match (contributions of City staff salaries and Donated Professional Services by Glen Cove CDA staff and legal services).

The Glen Cove City Council adopted the SEQR Findings Statement and Smart Growth Comprehensive Plan with Sustainability Elements on 7-23-24. Council adopted a Supplemental Findings Statement on 10-8-24. CDA submitted an updated sustainability elements memo to NYSDEC on 11-19-24 (the memo was updated following plan adoption). The adopted plan,

adoption resolution, and sustainability elements memo were uploaded to the CSC Portal on 11-20-24. Printing of 75 hard copies of the plan by Minuteman Press was complete as of 1-2-25. The Project Status Form was submitted to NYSDOS on 12-4-24. Form C's (MWBE workforce utilization) are no longer required to be submitted to the State. Form 101's (SDVOB compliance reports) were submitted to NYSDOS on 12-4-24. MWBE reporting has been updated on the New NY Contracts website through the end of December 2024. A quarterly report was submitted to NYSDEC on 12-19-24. The City's third and final reimbursement request was submitted to NYSDOS on 3-5-24. The third and final NYSDEC reimbursement request was submitted on 12-19-24.

The CDA drafted a Title VI Nondiscrimination Plan for the City of Glen Cove, which the City Council adopted in June 2018. The Plan documents the City's commitment to ensuring that no person is excluded from participation in, denied the benefits of, or discriminated against under its projects, programs, or activities on the basis of race, color, national origin (including Limited English Proficiency (LEP)), or gender, as provided in Title VI of the Civil Rights Act of 1964 and related statutes and regulations. The Title VI Plan and its attachments include demographic assessment and a special focus on the needs of minority and low-income populations in the City of Glen Cove, populations requiring special language assistance, and residents with disabilities. In 2019, the CDA worked with other City departments on implementation of the Title VI Plan. This included providing public notice and encouraging public participation with regard to the newly adopted plan; bilingual outreach; and work in concert with the City's Department of Public Works (DPW) on the first phase of the City's Americans with Disabilities Act (ADA) Transition Plan, which will help make the City safer and friendlier for pedestrians, the elderly, and residents with disabilities. In 2021, the CDA worked with DPW to continue implementation of the Title VI Plan. The nearly one-mile waterfront Esplanade was completed at Garvies Point with bike lanes, signage, and bike racks installed. Also in 2021, the Downtown Pedestrian Improvements project was completed in the City's Downtown Business Improvement District (BID). As a result, 28 ADA compliant curb ramps and 16 highly visible crosswalks were installed throughout the BID, which encourages multi-modal use and safety in the Downtown. NYSDOT along with CDBG funds were used to fund the project. The pedestrian alleyway between City Hall and the Courthouse was rehabilitated in 2022 with stamped concrete. In 2023, the alleyway was power-washed and sealed. As also noted earlier, pedestrian improvements to address ADA compliance into the Brewster Street Garage were completed in 2023 and 2024, with additional areas in design. As noted earlier, large portions of the Glen Street corridor were rehabilitated with new stamped concrete sidewalks to address tripping hazards in 2024, with future projects identified in the Glen Street Corridor Study, also completed in 2024. Additional projects will be planned and implemented as funds become available.

In 2021, the CDA produced a draft Complete Streets policy for consideration by the City of Glen Cove. Complete Streets are defined as roadways that enable safe and convenient access for all users, including motorists, bicyclists, pedestrians of all ages and abilities, people with disabilities, transit and school bus riders, movers of commercial goods, seniors, and emergency responders. CDA shared the draft policy with the ADA Compliance/Complete Streets/Age-Friendly Communities Transportation Committee (which originated in the Title VI initiative and the City's Age Friendly Communities Plan) and other City Department (including DPW) for review. Following the review process, the Complete Streets Policy was presented to the City Council and subsequently adopted in 2022 with widespread support. The CDA has training materials on the Policy available for City Boards and Commissions involved in project decision making processes, such as the Planning Board, Zoning Board, Industrial Development Agency (IDA), and CDA. The CDA participated in a walk audit and related follow-up organized by the City's Age-Friendly Communities Director, which was attended by AARP, local elected officials, transportation professionals, City staff and local stakeholders on 11/19/24.

The CDA has been allocated 340 Section 8 housing vouchers, at this time we have 283 in use. The wait list reopened on August 16, 2021 and we acquired 500 applications of which 280 people are currently on the waiting list. The high rents in the area make it challenging to gain new inventory apartments for lease to our program participants.

**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 2024, the CDA on behalf of the City continued implementation of projects with funding from state and federal agencies as follows:

**Western Gateway Climate Vulnerability Assessment and Adaptation Strategies**

*Overview:* The City has a \$50,000 NYSDEC Climate Smart Communities (CSC) grant for the Western Gateway project—a study to assess hazards and plan for the impacts of climate change on the south side of Glen Cove Creek (Shore Road / Morris Avenue / Glen Cove Avenue). The grant has a 50% local match totaling \$50,000, with \$31,940 in City salaries and \$18,060 in donated professional services by the CDA and City Attorney. GZA GeoEnvironmental of New York is providing professional planning and environmental consulting services for the Western Gateway project. GZA fee per consultant contract totals \$49,801.

*Status:* The final draft plan was prepared, reviewed by the Project Advisory Committee, and submitted to NYSDEC in April 2023. Potential implementation of concept plan for tree planting at City Stadium is underway; CDA may apply for Urban & Community Forestry Grant for implementation. Final steps included uploading deliverables to CSC Portal, which occurred in December 2023. Resolution adopting CSC Pledge and Western Gateway Plan was approved at the 7-25-23 City Council meeting. Final GZA invoice paid by the City following 11-28-23 Council meeting. Master Grant Contract extension request to 3-14-24 approved by the State. Quarterly report submitted to the State on 4-18-24. Final reimbursement request and backup documentation including Narrative Final Report submitted to DEC on 6-18-24. CDA prepared in-house addendum to plan—addressing CSC reviewer’s comments RE: vulnerable populations in the study area (for potential CSC certification points)—and DEC approved on 7-2-24.

**Downtown Parking Connections**

*Overview:* Through the ESD Strategic Planning and Feasibility Studies Program, the City has been awarded a grant to conduct a Traffic Access and Feasibility Study for the proposed installation of a new one-way street connecting School Street to the Brewster Street Parking Garage. The study evaluates the potential for creating a new vehicular access to the Brewster Street Parking Garage from School Street, as well as the feasibility of providing ADA access to the garage and enhancing the existing pedestrian access from School Street to the garage. The total project cost is \$60,000. The State award amount is \$30,000 and the City has committed to a 50% match (\$30,000) of the project’s grant funding. LiRo is providing professional traffic and structural engineering services for the Downtown Parking Connections Traffic Access Feasibility Study. The LiRo contract totals \$59,970.

*Status:* Final Report was complete as of December 2022. Resolution to approve 8-29-22 LiRo proposal to provide additional survey and design services related to improving pedestrian access into the Brewster Street garage, and resolution authorizing the Mayor to enter into an agreement with LiRo to provide professional services for Phase A of the Brewster Street Garage condition

assessment, were approved at September 2022 Council meeting. Construction of pedestrian/ADA accessibility improvements at south and central connection points added onto DPW 2022-23 Roadway Improvement Program. Glen Cove Beautification Commission is responsible for landscaping improvements. Addition of one-way vehicular access at the north connection point may be achieved in the long-term following critical repairs to the garage and once funding becomes available. As of December 2023, the City (through contractor Stasi General) was undertaking ADA-related improvements to the ramps at the central and southerly staircases of the garage. Stasi's work was completed in early 2024 and fully reimbursed by Nassau County (CDBG) in April 2024. Since the work was completed under budget, additional ramps were being evaluated for ADA compliance as of April 2024. NYS Contract System reporting of MWBE participation was complete as of April 2022. Payment Request #1/Final Payment Request submitted to ESD on 5-24-23 requesting \$30,000 reimbursement, and Glen Cove was reimbursed by the State on 7-18-23. Stasi Contracting completed Brewster Street Garage's pedestrian ramp improvements in September 2024.

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

**Overview:** The State awarded DASNY SAM grant funding to the City of Glen Cove 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 rehabilitate the Morgan Park beach pavilions. A Glen Cove City Council resolution approving the Mayor's execution of the Grant Disbursement Agreement (GDA) was approved at the 8-27-24 Council meeting, subject to receipt of the GDA from DASNY and City Attorney review. The GDA was fully executed as of 11-15-24 following City Attorney review. The anticipated total project cost is \$750,000 or less. The DASNY Project ID is #25964.

**Status:** The City of Glen Cove's contract with LiRo for pavilions condition assessment and State Historic Preservation Office (SHPO) determination for both the pavilions and second seawall phase (including the teahouse/arbor) in the amount of \$12,790 was approved at the 9-26-23 Council meeting. LiRo completed the pavilions condition assessment. LiRo submitted the project to SHPO via the online Cultural Resource Information System (CRIS) on 11-20-23; all issues with SHPO were resolved and DASNY had concluded its environmental review as of 6-6-24. LandTek's proposals to rehabilitate the pavilions (\$218,229) and complete rehabilitation of the seawall plus teahouse (\$194,526) were approved at the 9-24-24 Council meeting, and LandTek's work was complete as of mid-November 2024. LandTek contract change orders for the lifeguard building door (\$3,583) and teahouse steps (\$5,965) were approved by the City Council on 11-26-24. LiRo's seawall and pavilions construction inspection services agreement in an amount not to exceed \$30,000 was approved at the 10-8-24 Council meeting, and construction inspection is ongoing. Anker's pavilions electrical proposal totaled \$3,703.50, and a change order in the amount of \$3,649.69 was approved at the 12-23-24 Council meeting (work was completed but there was a cost overrun). Crossroads submitted a proposal for pavilions roofing which totals \$170,562 and also submitted a proposal for lifeguard building shutters totaling \$43,501.50; agreements between the City and Crossroads have not yet been placed on a Council agenda. DPW boarded up the pavilions for the winter and used the project fund line to pay approximately \$600 for materials. CDA submitted the City's first payment request to DASNY in the amount of \$221,812 on 1-8-25. The next phase of the project (Crossroads work) is anticipated to occur in spring 2025. CDA will submit a payment request to DASNY for LandTek's seawall rehabilitation work once LandTek's invoice has been received and paid.

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

**Overview:** NYSDOH awarded Glen Cove a LSLRP grant in August 2019 totaling \$627,327. The State is awarding 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 Lead Service Lines (LSLs) identified in the City).

**Status:** DPW sent another round of LSLRP program mailings to residents in March 2024. 428 lead line inspections have been conducted as of 12/18/24, with 5 LSLs identified and upgraded. 4 LSLs have been reimbursed by the State. 1 new lead service line (private line) was discovered at 22 Landing Road in August 2024. The replacement work was completed in September 2024. Upon completion, a leak was detected on the public side of the line. Maccarone dug up the public line and discovered lead in the gooseneck, connecting the line to the water main. Maccarone Plumbing issued a PO to replace the public line. Maccarone Plumbing completed the work on 10/18. The CDA submitted the Year 6 Quarter 2 reimbursement voucher on 12/23/24. This voucher will include only one of the two Maccarone Plumbing invoices for 22 Landing Road, since the second invoice was not paid in time for the quarter ending 11/30/24. A total of \$6,246.33 is pending reimbursement.

#### **Rehabilitation of Brewster Street Garage (\$500k grant project)**

**Overview:** The City has \$500,000 grant from DASNY for structural repairs of the Brewster St Garage (repair of spalling concrete and damaged rebar on the roof of the north of the garage, along with waterproofing). The project as bid included the north side of the garage, with the south side to be addressed as budget allows. The grant budget covers \$50,000 towards engineering and \$450,000 towards construction. Per a City Council resolution passed on June 25, 2019, the City has executed an agreement with Hirani for engineering, design, and construction inspection services in an amount not to exceed \$50,000.00. Following a public bid, construction was awarded to City Restoration and Maintenance in an amount not to exceed \$450,000 on March 23, 2021.

**Status:** Contract work was completed on 12/15/21. A contract extension has been received through May 22, 2024. LandTek was approved to perform rehabilitation of the garage to utilize the remaining grant funds before the expiration date. The City spent the remaining \$22,935.00 in grant funding and submitted the final voucher to DASNY. The CDA received the final reimbursement funds.

#### **Seaman Road Well Station**

**Overview:** The City has a capital improvements project planned to rehabilitate Seaman Road Station, a public water supply station. The city received a \$3 million WIIA grant from Environmental Facilities Corporation (EFC) for this estimated \$4.94 million project and anticipates another \$250k grant award towards the project from DASNY. The project was bid on over the summer of 2020, and 3 contractors were approved (GC-RJ Industries, Plumbing-Benson and Electrical-Eldor). The GDA for the project DASNY funding was approved at the June 23, 2021 City Council meeting.

**Status:** In May, the well collapsed and was deemed unsalvageable. The re-drilling of the new well began late November/early December and was completed as of Summer 2023. The project received NCDOH approval of substantial completion in August 2024. The City received the final disbursement on 12/5/2024. The City received the full \$3,000,000 in awarded grant funds. This project is officially closed out.

- DASNY GRANT - This grant is now closed out - the first and last reimbursement was received on 8/16/22.
- WIIA GRANT - EFC closed out the project on 10/31/24, however due to a discrepancy with the final project cost/reimbursement amount, the EFC allowed the City to resubmit

the final completion forms. The City resubmitted the final close-out paperwork and disbursement request (Reimbursement #9). The project is officially closed-out as of 12/5/2024, with the grant contract expiring 12/12/2024.

#### **Nancy Court Pump Station**

**Overview:** The City will receive \$1,000,000 through the US EPA STAG program to rehab 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 began in October 2024. The CDA submitted Reimbursement Request #2 totaling \$51,121.40 on 12/24/24.

#### **Duck Pond Rd Well Station**

**Overview:** The construction bid is targeted for release in early 2025, with construction anticipated to begin in mid-2025. The CDA, City, DPW, and Water Dept held a meeting on 11/14/23 to discuss the BODR draft. Several minor changes to the project design were made because of this meeting. These revisions both reduced and created additional costs. A BABA waiver request letter was sent to the EPA on 12/12/23. D&B provided the updated BODR on 12/28/23. The updated BODR was sent to the EPA on 1/2/24 for review. The EPA reached a consensus finding that the project qualifies for the Amended SRF Design Planning Waiver and sent their approval in January 2024. Additionally, the EPA approved the submitted CATEX form on 1/24/2024. D&B provided additional design comments and recommended changes to the project design, which will affect scope and cost. The City, CDA, & D&B met on 4/19/2024 to discuss the 60% submission drawings. The City, CDA, & D&B met on 7/16/2024 to review the 90% design. The City, CDA, & D&B met on 1/9/25 to discuss the bidding documents.

- EFC WIIA GRANT - The City received a grant contract on 9/25/24 for the EFC WIIA award (an award letter was already issued). EFC/NYSDOH has requested an updated engineering report to correlate with the revised cost estimate/scope of the project. The Grant Exhibit Approval form was sent to the EFC on 7/3/24. EFC requirements for bidding were confirmed.
- EPA STAG GRANT – The funding was approved in the federal appropriations bill that passed in late December 2022. The EPA reviewed the revised cost estimate and project scope; a CATEX form was submitted to the EPA in July 2023 for review. The revised CATEX was approved in January 2024. The CDA submitted the EPA application on Grants.Gov on 6/18/24. The EPA confirmed receipt of the application on 6/20/24. EPA requirements for bidding were confirmed. As of September 2024, the EPA has all grant

related materials needed to progress receiving a grant contract from the EPA. Jack Fujan, the City's EPA Project Officer, notified the CDA that the EPA's grants office is currently experiencing delays.

#### **Salt Storage Shed**

*Overview:* NYSDEC Water Quality Improvement Program (WQIP). 2022 CFA Application. Grant funding request of \$233,332 with local match of \$116,666.

*Status:* City received award letter in late April 2023. DPW reached out to receive updated quotes due to cost escalations. Discussing with DPW to decide whether to pursue grant opportunity. Project costs significantly increased since the grant opportunity was pursued. CDA, DPW, and the NYSDEC held a meeting on 11/28 to discuss project cost escalations between initial estimate from year prior to present day salt shed estimate. Main takeaway from the meeting was to examine whether a prefabricated shed structure would qualify for the funds. DEC recommended rewriting the workplan with respect to the prefabricated structure. Another concern for the project is MWBE procurement. If the City decides on a prefabricated structure, MWBE goals will be difficult to achieve. DEC recommended reaching out to their MWBE representative, Jade Thompson. DPW sent sample design plans to the DEC on 1/8/24. The DEC reviewed the plans and found that they are acceptable. on 2/1/24. The CDA and DPW met 3/14/24 to discuss revisions to cost and scope of the project. The CDA submitted the Utilization Plan within the State Contract System. Following this submittal, the DEC provided the City with a grant contract in SFS. The Mayor approved the contract on September 19, 2024.

#### **Municipal ZEV Infrastructure**

*Overview:* NYSDEC Zero-emission Vehicle (ZEV) Infrastructure Grant Program. Grant funding in the amount of \$47,774.10.

*Status:* City received award letter on 4/14/23. The CDA received updated notification of award on 2/28/24. The DEC sent the CDA the draft work plan and budget with comments and revisions on 6/25/24. The revisions were approved on 10/22/24. CDA submitted the EEO Policy Statement/Staffing Plan, MWBE Utilization Plan, and Insurance documents to the DEC on 12/3/24. The City should expect to receive a DEC grant contract in early 2025.

#### **CCTV Integration at the Ferry Terminal**

*Overview:* FEMA FY 2023 Port Security Grant Program (PSGP). Grant funding of \$18,000. No local match is required.

*Status:* City was informed of award via email from Frank Fiumano on 7/25/23. Grant Award notice on 8/29/23. The City submitted DHS Evaluation Tool paperwork which is required for this grant. The DHS provided comments on the paperwork. After resubmitting the Evaluation Tool paperwork, the DHS notified the City that the tool was successfully completed. An update will be required in 2 years, on 10/04/2025. The CDA completed and submitted the Environmental and Historical Preservation (EHP) Compliance Form to FEMA. City, DPW, CDA, and US Coast Guard (Frank Fiumano) held a site meeting on 4/1/24 to discuss specifications. Officer Ortiz and Rob Gillis determined precise camera locations. The EHP Form was approved 6/21/24. Representatives from The Beacon informed the City & CDA in August 2024 that the Garvies Point HOA and City reached an agreement to install one CCTV camera on the roof of The Beacon for purposes of surveilling the Ferry Terminal parking lot. The installation work was completed in October 2024. Rob Gillis submitted the voucher for the installation work to finance. The voucher will be on the 12/23/24 warrant. The CDA will submit a reimbursement request to the DHS by the end of this quarter on 1/31/2025.

### **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 the Yelena (Purchasing Dept.) held a meeting on 2/5/24 to discuss the project budget, scope of work, and procurement. Three proposals were received by prospective contractors. The CDA, DPW, and Purchasing reviewed then subsequently scored each proposal using a fixed set of criteria. The evaluated criteria included: cost reasonability, experience and expertise, experience and qualification of personnel, and timeliness. Greenman-Pedersen, Inc. (GPI) received the highest score. The Glen Cove City Council (City Council) authorized the GPI contract for a field site survey, preparation of construction plans, and details for park/playground construction in an amount not to exceed \$18,400.00 by resolution dated 5/28/24. The CDA, DPW, and GPI held a site-visit on 6/12/24 to discuss the project with respect to engineering and design. GPI conducted a topographic survey of the project site on 6/24/24. GPI provided draft topographical survey drawings to DPW on 7/11/24. The City submitted a reimbursement request to Nassau County on 8/26/24. To date, the City has exhausted \$5,763.94 out of the GPI contract. GPI sent drawings for site grading on 9/6/24, providing three different approaches. DPW will review the three alternatives. City Council approved the purchase of playground equipment for the park in the amount of \$37,322.47 from Play and Park Structures, Inc., by resolution dated 10/8/2024. The playground equipment will be stored at the DPW Yard. The City purchased the playground equipment in advance to benefit from price discounts. The playground equipment was delivered to the DPW yard on 12/10/24. DPW received three quotes for woodchips and playground installation. DPW will select the lowest responsible bidder in both instances.

In 2024, the CDA on behalf of the City helped administer the following **Community Revitalization Program (CRP)** funding from the Nassau County Legislative branch.

### **Fire Dept Lion Turnout Gear (Nassau County CRP)**

**Overview:** The City expects to receive \$73,127 from the Nassau County Community Revitalization Program (CRP) for the purchase of Fire Rescue Equipment (Lion Turnout Gear).

**Status:** The City is currently waiting for the IMA to be approved by the County. The IMA was re-signed by Mayor Panzenbeck and sent to County on 1/9/23 (the IMA was previously signed in 2019 by Mayor Tenke but was never approved by the County). The CDA followed up with Legislator DeRiggi-Whitton's office regarding the status of this grant in May 2024. No word from the County regarding reimbursement funds as of December 2024.

### **Veteran's Memorial Monument**

**Overview:** The City will receive a \$75,000 Nassau County CRP grant to fund the commissioning of a bronze sculpture that commemorates the Harlem Hellfighters. The City has ~\$58k in capital funds already in place.

**Status:** The CDA worked with DPW, Purchasing, and Delia DeRiggi Whitton's office on implementation of walkway with star design at Monument Park. Estimates received from Landtek (BOCES contract) for concrete sitework and North Shore Monuments (NS Monuments) for engraved bricks for star. Project walkway previously bid with plans produced by Michael Michele; bids were prohibitively expensive. A revised list of brick inscriptions was sent to Mario from NS Monuments on 10/19/23. Landtek began site work and poured the walkway's concrete base on 10/10/23. The walkway phase of project was completed by 11/11/23 with an unofficial opening ceremony taking place on Veteran's Day. Due to a few errors with brick inscriptions and a small change to the design of the walkway, a change order request was submitted to NS Monuments. The scope of the change order work is to fix bricks with text or placement errors and to change the color

of the bricks at the tip of the star closest to the main monument. NS Monuments completed the change order work and punch list items on 3/8/24. The reimbursement package was submitted to Legislator DeRiggi-Whitton's office on 3/28/24. No update from the County regarding reimbursement of funds as of December 2024.

In 2024, the CDA pursued opportunities through the Federal Infrastructure Bill (Earmark) and EFC WIIA program for the City's water infrastructure capital needs, specifically:

- \$5,000,000 toward Replacement of the **Leech Circle Elevated Water Tank**. The application for federal appropriations was submitted to the Offices of Senators Schumer and Gillibrand in March 2024. Project was not included in announced appropriations.

\$5,000,000 toward **PFAS Treatment at the Nancy Court Pump Station**. The application was submitted to the Environmental Facilities Corporation (EFC) Water Infrastructure Improvements Act (WIIA) program in June 2024. The City was notified by EFC of full grant awarded in an amount not to exceed **\$5 Million** on November 1, 2024.

In 2024, the CDA pursued the following grant opportunities on behalf of the City as specified below:

The CDA submitted a \$10M request for the **Downtown Revitalization Initiative (DRI)** program to the Long Island Regional Economic Development Council (LI REDC) on 10/16/24. The NYF program provides funding toward the revitalization of downtowns and promotion of economic development. On 11/12/24, the CDA along with the Mayor, Deputy Mayor, Executive Director of the BID, and the proposed developer of the Glen Street LIRR Station Transit Oriented Development (TOD) participated in a presentation and interview with the LI REDC. The application was pending as of the end of 2024.

**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 2024 by keeping the residents of Glen Cove informed of ongoing projects and addressing any concerns that they may have through monthly CDA board meetings, City Council meetings that are open to the public, Inter-Agency Council meetings, Business Improvement District (BID) board meetings and press releases. The CDA's website is kept up to date with current information about projects and meetings. 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 holds a weekly meeting with the Mayor and 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 2024 by allocating \$56,000 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 toward assisting low/moderate income Senior Residents and/or disabled individuals in repairing their homes. The CDA processed three (3) households for residential rehab projects in 2024 consisting of weatherization upgrades. 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. The CDA Director works closely with the Downtown Business Improvement to promote and foster economic development in the City’s Downtown and secured funding through the Community Development Block Grant (CDBG) to replace the sidewalk on both sides of Lower Glen Street with colored stamp concrete and updates certain ramps in the Brewster Street Public Parking Garage to be ADA compliant. . The CDBG funding also enabled the City to procure and install wayfinding signage to navigate visitors from the waterfront district to the downtown areas of interest and public buildings. The CDBG funding also enabled the City to procure Solar Trash/Recycling Compactors for the Downtown Business Improvement District and at Pryibil Beach were procured and ordered in 2024. These “smart tech” machines will help keep streets clean and reduce the manpower required to empty these receptacles

**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 and existing businesses who have worked with the building department on renovations to their commercial façade of the storefront in the downtown area in 2024. As of December 2024, the CDA awarded grants in the amount of \$26,000 to the owners of ten (10) businesses. The CDA Executive Director is a member of the BID board of directors and continually reminds the local businesses of funding availability for signage and commercial façade rehabilitation.

Updated AF 3/4/2025 – cb 3-17-25

**Glen Cove Community Development Agency  
2024 Confidential Evaluation of Board Performance  
Summary: 7 out of 7 members replied**

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.	7			
The policies, practices and decisions of the Board are always consistent with this mission.	7			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	7			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	7			
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	7			
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	7			
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	7			
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	7			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	7			
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	7			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	7			
Board members demonstrate leadership and vision and work respectfully with each other.	7			
The Board sets clear and measurable performance goals for the Authority that contributes to accomplishing its mission.	7			

Name of Authority: Glen Cove Community Development Agency





Resolution #9)

**RESOLUTION OF THE GLEN COVE COMMUNITY DEVELOPMENT AGENCY  
AUTHORIZING THE SUBMISSION OF THE AGENCY ANNUAL FINANCIAL  
REPORT FOR FYE 12-31-24 TO THE NEW YORK STATE AUTHORITIES BUDGET  
OFFICE**

**WHEREAS**, the Glen Cove CDA Finance Committee met on March 20, 2025 to review the draft preliminary financials for inclusion in the annual report for FYE 2024.

**WHEREAS**, the Finance Committee hereby recommends submission of the attached 2024 financial report as outlined herein to the New York State Authorities Budget Office (NYS ABO).

**NOW, THEREFORE, BE IT RESOLVED** that the Glen Cove Community Development Agency hereby authorizes the Chief Financial Officer to certify and submit the annual financial report NYS ABO on or before March 31, 2025.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

**CDA MEMBERS**

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

**VOTING**

AYE  
AYE  
ABSENT  
ABSENT  
AYE  
AYE  
ABSENT

The foregoing Resolution was thereupon declared duly adopted.

CC-CDA  
**ENTERED**  
3.27.25  
CB



**Glen Cove**  
**Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Financial Statements  
and Supplementary Information

December 31, 2024



**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

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**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

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## **Independent Auditors' Report**

**The Board of Directors of the  
Glen Cove Community Development Agency**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the Glen Cove Community Development Agency (a component unit of the City of Glen Cove, New York) ("Agency") as of and for the year ended December 31, 2024 and the related notes to the financial statements, which collectively comprise the Agency's financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of December 31, 2024 and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Change in Accounting Policy***

We draw attention to Notes 2C in the notes to financial statements which disclose the effects of the Agency's adoption of the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 101, "*Compensated Absences*". Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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PKF O'Connor Davies, LLP is a member firm of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

## ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and the schedules included under Required Supplementary Information in the accompanying table of contents be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's financial statements. The schedule of expenditures of federal awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* is presented for purposes of additional analysis is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2025 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*PKF O'Connor Davies, LLP*  
**PKF O'Connor Davies, LLP**  
Harrison, New York  
March 25, 2025

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**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Management's Discussion and Analysis (MD&A)  
December 31, 2024

---

**Introduction**

The Community Development Agency ("CDA") ("Agency"), formally known as the Urban Renewal Agency, was established on April 16, 1964 under Title 11-A Section 580-a of the Consolidated Laws of the State of New York. The name change was mandated by State Law Section 580(a) on January 1, 1980. The powers of the Agency are vested in the Mayor, as Chairman, and its six-member Board of Directors. The members are appointed by the Mayor of the City of Glen Cove ("City") subject to the approval of the City Council. Agency obligations are backed by the City.

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

**Financial Highlights**

Key financial highlights for fiscal year ended 2024 are as follows:

- The Agency has a total net position of \$1,393,020. Of this amount, \$1,803,901 represents governmental activities net position relating to the Community Development Agency Fund and a negative (\$410,881) is business-type activities net position for the Agency's Section 8 – Housing Choice Voucher Program. The governmental activities net position decreased by \$28,129 as compared to 2023. The business-type activities net position decreased by \$12,362 as compared to 2023.
- The Agency is committed to provide postemployment benefits to its employees in the form of pensions and healthcare. As a result, the Agency has recognized substantial liabilities in the government-wide statement of net position for these benefits. As of December 31, 2024, the Agency had liabilities of \$1,900,175 (\$978,878 for governmental activities and \$921,297 for business-type activity) for other postemployment benefits recorded in accordance with the provisions of GASB Statement No. 75, "*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*" ("OPEB"). In addition, as of December 31, 2024, the Agency had a liability of \$105,478 for its net pension liability for the employee retirement system. More detailed information about the Agency's OPEB and pension reporting is presented in Note 4 in the notes to financial statements.

**Using This Annual Report**

This annual report consists of a series of financial statements that are shown in detail in the sections that follow this MD&A. The statement of net position and the statement of activities provide information about the activities of the Agency as a whole, and in time, information for a longer-term view of the Agency's finances. Fund financial statements show how the General Fund began and ended 2024 and

the level of resources available for future years. The notes to financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## **Reporting on the Agency as a Whole**

### *Government-Wide Financial Statements*

The government-wide financial statements are designed to provide readers with an overview of the Agency's finances, in a manner similar to a private-sector business. The two statements that best summarize the Agency's finances as a whole are the Statement of Net Position and the Statement of Activities. These two statements include all assets and deferred outflows of resources and liabilities and deferred inflows of resources using the accrual basis of accounting. All of the Agency's revenues and expenses are taken into account, regardless of when cash is received or paid.

These two statements report the Agency's net position and changes in them. Increases or decreases in net position indicate whether the financial position of the Agency is improving or deteriorating. In both statements, the activities of the Agency are divided into two types:

- Governmental activities – these are the CDA's basic home and community services including economic development, commercial and residential rehabilitation, public facilities improvement and culture and recreation. Federal and state aid and program income from the sale of properties or collection of economic development loans finance these activities.
- Business-type activities – these are housing assistance services provided to low-income families conducted by the Section 8 - Housing Choice Voucher Program. The program is organized similar to a private-sector company.

## **Reporting the Agency's Most Significant Funds**

### *Fund Financial Statements*

The fund financial statements provide detailed information about the Agency's governmental fund. The Agency's two kinds of funds - governmental and proprietary - use different bases of accounting.

- Governmental funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental funds' financial statements focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can be readily converted to cash. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.
- Proprietary funds - These funds are used to show activities that operate similar to private business enterprises. Because these funds charge fees for services provided, they are known as proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The CDA accounts for its Section 8 - Housing Choice Voucher Program using this type of fund.

## **Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements are located following the basic financial statements section of this report.

### **Other Information**

In addition to the basic financial statements and accompanying notes, this report presents Supplementary Information on Budgetary planning for the General Fund. The CDA does not have an annual legally adopted budget. The CDA's Board of Directors adopts and amends annual budgets and provides budgetary information as other supplementary information. Additional statements and schedules can be found immediately following the notes to financial statements. These include the required supplementary information schedules for the Agency's OPEB obligations and net pension liabilities.

### **The Agency as Trustee**

The Agency's combined net position at the end of 2024 was \$1,398,020. Of this amount, \$1,803,901 was the net position of governmental activities and a negative \$410,881 was the net position of the business-type activities – Section 8 – Housing Choice Voucher Program.

Total assets and deferred outflows of resources were \$4,100,183 at the end of 2024, with capital assets, net of depreciation accounting for \$1,937,735 of this amount. The values of the capital assets are based on historical costs. The Agency uses these capital assets to provide services and therefore these assets are not available for future spending. Although the Agency's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate the debt. Current assets total \$1,818,408 and consist primarily of cash and equivalents and due from related entities. Deferred outflows of resources amount to \$344,040 and account for the Agency's pension obligations and OPEB.

Total liabilities aggregate \$2,153,808 while deferred inflows of resources aggregate \$553,355. Total liabilities include compensated absences (\$79,542), net pension liability (\$105,478), other post-employment benefits liability (\$1,900,175) that are funded over a number of years and various other accounts payables totaling \$68,613.

## Net Position

	December 31, 2024			December 31, 2023		
	Governmental Activities	Business- Type Activities	Total	Governmental Activities	Business- Type Activities	Total
Current Assets	\$ 1,087,777	\$ 730,631	\$ 1,818,408	\$ 1,179,924	\$ 706,725	\$ 1,886,649
Capital Assets, Net	1,937,200	535	1,937,735	1,937,200	1,949	1,939,149
Total Assets	3,024,977	731,166	3,756,143	3,117,124	708,674	3,825,798
Deferred Outflows of Resources	177,233	166,807	344,040	284,461	267,727	552,188
Current Liabilities	48,696	19,915	68,611	134,063	9,488	143,551
Long-Term Liabilities	1,064,550	1,020,645	2,085,195	1,135,990	1,083,548	2,219,538
Total Liabilities	1,113,246	1,040,560	2,153,806	1,270,053	1,093,036	2,363,089
Deferred Inflows of Resources	285,061	268,294	553,355	299,502	281,884	581,386
Net Position						
Investment in Capital Assets	1,937,200	535	1,937,735	1,937,200	1,949	1,939,149
Unrestricted	(133,299)	(411,416)	(544,715)	(105,170) *	(400,468) *	(505,638)
Total Net Position	\$ 1,803,901	\$ (410,881)	\$ 1,393,020	\$ 1,832,030	\$ (398,519)	\$ 1,433,511

\* As restated

At December 31, 2024, total assets and deferred outflows of resources of the governmental activities were \$3,024,977 while total liabilities and deferred inflows of resources were \$2,153,806 resulting in net position of \$1,803,901. Investment in capital assets totaled \$1,937,200.

At December 31, 2024 the total assets of the Business-Type activities (the Section 8 – Housing Choice Voucher Program) were \$731,166, deferred outflows were \$166,807, and its total liabilities and deferred inflows of resources were \$1,040,560 and \$268,294, respectively.

The CDA's financial condition improved in 2024, primarily due to an increase in Housing Assistance grants from the U.S. Department of Housing and Urban Development ("HUD").

The CDA had total net position of \$1,393,020 at December 31, 2024 from \$1,433,511 at December 31, 2023.

The CDA's net position of governmental activities decreased by \$28,129 (2%) from \$1,832,030 in 2023 to \$1,803,901 in 2024.

The net position of the business-type activities decreased by \$12,362 (3%) from (\$398,519) in 2023 to (\$410,881) in 2024.

## Statement of Activities

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes are reported as soon as the change occurs, regardless of the timing of the related cash flows. The Agency's activities are all shown on an accrual basis rather than the modified approach that is traditional in governmental financial statements.

The Agency's program revenues accounted for almost 100% of the revenues in 2024. The total program revenues from operating grants were \$6,790,034 in governmental and business-type activities in 2024. The program revenues from operating grants increased by \$567,768 from \$6,222,266 reported in 2023. The increase was primarily due to an increase in funding from the Section 8- Housing Choice Voucher Program. The general revenues from interest earned were \$6,137 and \$5,092 in 2024 and 2023.

The Section 8 – Housing Choice Voucher Program has net position of (\$410,881) at December 31, 2024. HUD considers the availability of net position in providing additional revenues to the Section 8- Housing Choice Voucher Program. The Section 8 – Housing Choice Voucher Program expenditures and administrative fees are affected by the availability of suitable housing units, the 340 unit limitation on the number of housing units that can be leased and the income levels of the applicants.

Program expenses totaled \$6,836,662, with governmental activities accounting for \$534,124 of that amount and Business-type activities accounting for \$6,302,538. General government support expenses were \$54,970. Culture and recreation expenses totaled \$355,755. Home and community services and housing assistance constituted the largest portion of expenses and were \$6,425,937.

### Change in Net Position

	Fiscal Year Ended December 31, 2024			Fiscal Year Ended December 31, 2023		
	Governmental Activities	Business- Type Activities	Total	Governmental Activities	Business- Type Activities	Total
<b>REVENUES</b>						
Program Revenues						
Operating Grants and Contributions	\$ 505,955	\$ 6,284,079	\$ 6,790,034	\$ 443,114	\$ 5,779,152	\$ 6,222,266
Unrestricted Use of Money and Property	40	6,097	6,137	142	4,950	5,092
Total Revenues	505,995	6,290,176	6,796,171	443,256	5,784,102	6,227,358
<b>EXPENSES</b>						
General Government Support	54,970	-	54,970	52,315	-	52,315
Culture and Recreation	355,755	-	355,755	275,453	-	275,453
Home and Community Services	123,399	6,302,538	6,425,937	183,168	5,830,127	6,013,295
Total Expenses	534,124	6,302,538	6,836,662	510,936	5,830,127	6,341,063
Change in Net Position	(28,129)	(12,362)	(40,491)	(67,680)	(46,025)	(113,705)
<b>NET POSITION</b>						
Beginning	1,832,030	(398,519)	1,433,511	1,552,296	(5,080)	1,547,216
PPA	-	-	-	347,414	(347,414)	-
Ending	\$ 1,803,901	\$ (410,881)	\$ 1,393,020	\$ 1,832,030	\$ (398,519)	\$ 1,433,511

The resulting change in total net position in 2024 was a net decrease of \$40,491. "Governmental Activities" was responsible for a decrease of (\$28,129) in net position, while the Section 8 – Housing Choice Voucher Program representing the business-type activities, decreased net position by (\$12,362).

Revenues and expenses of the CDA's governmental and business-type activities are detailed in the above chart.

## Financial Analysis of the Agency's Governmental Activities

Total assets and deferred outflows of resources of the Agency were \$3,202,210 in 2024 as compared to \$3,401,585 in 2023. The decrease of \$199,375 in 2024 is primarily the result of a decrease in the net pension asset.

The total liabilities and deferred inflows of resources in the General Fund decreased from \$1,569,555 in 2023 to \$1,398,309 in 2024.

In 2024, the operating revenue of the General Fund was \$505,955 as compared to \$443,114 in 2023 representing an increase in Community Development Block Grant Program funding. The current expenditures of the General Fund were \$512,777 as compared to \$510,936 in 2023.

### Capital Assets

#### *Capital Assets*

The Agency's capital assets had values, net of accumulated depreciation, of \$1,937,735 at the end of 2024.

The following table shows the components of the capital assets for governmental and business-type activities.

<b>Capital Assets December 31, 2024</b>			
Asset	Governmental Activities	Business-type Activities	Total
Land	\$ 1,937,200	\$ -	\$ 1,937,200
Machinery and equipment	1,677	5,375	7,052
Less - Accumulated depreciation	(1,677)	(4,840)	(6,517)
Total (net of depreciation)	<u>\$ 1,937,200</u>	<u>\$ 535</u>	<u>\$ 1,937,735</u>

Additional information on the Agency's capital assets can be found in Note 3 in the notes to financial statements.

### Debt Administration December 31, 2024

Liability	Governmental Activities	Business-type Activities	Total
Compensated absences	\$ 31,335	\$ 48,207	\$ 79,542
Net pension liability	54,337	51,141	105,478
Other postemployment benefit liability	978,878	921,297	1,900,175
	<u>\$ 1,064,550</u>	<u>\$ 1,020,645</u>	<u>\$ 2,085,195</u>



At December 31, 2024, long term liabilities of the governmental activities were \$1,064,550 and accounted for 96% of the total governmental activities liabilities of \$1,113,248, while long term liabilities of the business-type activities amounted \$1,020,645 and accounted for 98% of the total liabilities of \$1,040,560. Additional information on the Agency's long-term debt activity can be found in Note 4 in the notes to financial statements.

### **Federal Aid**

The CDA receives financial assistance from HUD. The Community Development Block Grant funds pass through the County of Nassau Office of Community Development. The Section 8 – Housing Choice Voucher Program funds are received directly from HUD.

### **Contacting the Agency's Financial Management**

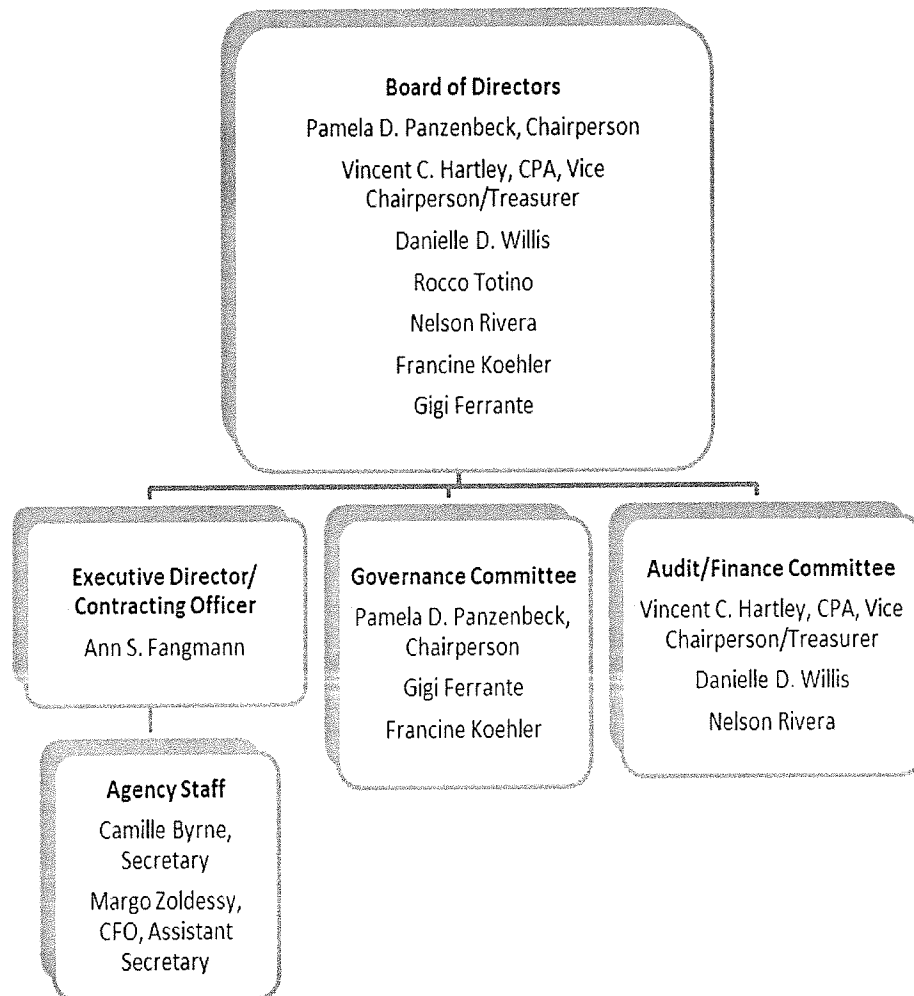
This report is intended to provide a broad overview of the Agency's finances and to demonstrate the CDA's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Community Development Agency, Executive Director at (516) 676-1625.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Organizational Chart

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**GLEN COVE COMMUNITY DEVELOPMENT AGENCY  
ORGANIZATIONAL CHART**



**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Statement of Net Position  
December 31, 2024

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and equivalents	\$ 5,083	\$ 614,092	\$ 619,175
Accounts receivable	130,663	111,657	242,320
Prepaid expenses	5,187	4,882	10,069
Due from the Glen Cove Industrial Development Agency ("IDA")	946,753	-	946,753
Due from the Glen Cove Community Development Agency ("CDA")	91	-	91
Capital assets			
Not being depreciated	1,937,200	-	1,937,200
Being depreciated, net	-	535	535
Total Assets	3,024,977	731,166	3,756,143
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension related	54,030	50,852	104,882
OPEB related	123,203	115,955	239,158
Total Deferred Outflows of Resources	177,233	166,807	344,040
<b>LIABILITIES</b>			
Accounts payable	48,698	19,824	68,522
Due to the Glen Cove Section 8 - Housing Choice Voucher Program	-	91	91
Non-current liabilities			
Due within one year	47,100	44,800	91,900
Due in more than one year	1,017,450	975,845	1,993,295
Total Liabilities	1,113,248	1,040,560	2,153,808
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension related	39,695	37,360	77,055
OPEB related	245,366	230,934	476,300
Total Deferred Inflows of Resources	285,061	268,294	553,355
<b>NET POSITION</b>			
Investment in capital assets	1,937,200	535	1,937,735
Unrestricted	(133,299)	(411,416)	(544,715)
Total Net Position	\$ 1,803,901	\$ (410,881)	\$ 1,393,020

The notes to the financial statements are an integral part of this statement.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Statement of Activities  
Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenue Operating Grants and Contributions	Net (Expense) Revenues and Changes in Net Position		
			Governmental Activities	Business-type Activities	Total
Governmental activities					
General government support	\$ 54,970	\$ -	\$ (54,970)	\$ -	\$ (54,970)
Culture and recreation	355,755	54,000	(301,755)	-	(301,755)
Home and community services	123,399	451,955	328,556	-	328,556
Total Governmental Activities	534,124	505,955	(28,169)	-	(28,169)
Business-type activities					
Housing assistance	6,302,538	6,284,079	-	(18,459)	(18,459)
Total	<u>\$ 6,836,662</u>	<u>\$ 6,790,034</u>	<u>(28,169)</u>	<u>(18,459)</u>	<u>(46,628)</u>
General revenues					
Interest			40	-	40
Miscellaneous income			-	6,097	6,097
Total General Revenues			40	6,097	6,137
Change in Net Position			(28,129)	(12,362)	(40,491)
<b>NET POSITION</b>					
Beginning			1,832,030	(398,519)	1,433,511
Ending			<u>\$ 1,803,901</u>	<u>\$ (410,881)</u>	<u>\$ 1,393,020</u>

The notes to the financial statements are an integral part of this statement.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Reconciliation of Governmental Funds Balance Sheet to  
the Government-Wide Statement of Net Position  
December 31, 2024

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Amounts Reported for Governmental Activities in the Statement of Activities are Different Because

Total Fund Balances - Governmental Funds	\$ 96,290
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets non-depreciable	1,937,200
Capital assets depreciable	1,677
Accumulated depreciation	(1,677)
	<u>1,937,200</u>
Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.	
Deferred outflows - pension related	54,030
Deferred outflows - OPEB related	123,203
Deferred inflows - pension related	(39,695)
Deferred inflows - OPEB related	(245,366)
	<u>(107,828)</u>
Other long-term assets that are not available to pay for current period expenditures, therefore, are either deferred or not reported in the funds	
Deferred inflows - Investments in and advances to the Glen Cove Industrial Development Agency	<u>942,789</u>
Long-term and other liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	
Compensated absences	(31,335)
Net pension liability	(54,337)
Total OPEB liability	(978,878)
	<u>(1,064,550)</u>
Net Position of Governmental Activities	<u><u>\$ 1,803,901</u></u>

The notes to the financial statements are an integral part of this statement.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Community Development Agency - General Fund  
Balance Sheet  
December 31, 2024

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**ASSETS**

Cash and equivalents	\$ 5,083
Accounts receivable	130,663
Due from the Glen Cove	
Industrial Development Agency ("IDA")	946,753
Section 8 - Housing Choice Voucher Program	91
Prepaid expenditures	<u>5,187</u>
 Total Assets	 <u><u>\$ 1,087,777</u></u>

**LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE**

Liabilities	
Accounts payable	\$ 48,698
 Deferred inflows of resources	
Investments in and advances to the Glen Cove Industrial	
Development Agency ("IDA")	<u>942,789</u>
 Total Liabilities and Deferred Inflows of Resources	 <u>991,487</u>
 Fund Balance	
Nonspendable	5,187
Unassigned	<u>91,103</u>
 Total Fund Balance	 <u>96,290</u>
 Total Liabilities, Deferred Inflows of	
Resources and Fund Balance	 <u><u>\$ 1,087,777</u></u>

The notes to the financial statements are an integral part of this statement.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances of Governmental Funds  
to the Statement of Activities  
Year Ended December 31, 2024

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Amounts Reported for Governmental Activities in the Statement of Net Pension are Different Because

Net Change in Fund Balances - Total Governmental Funds	\$ (6,782)
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(6,241)
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Changes in pension liabilities and related deferred outflows and inflows of resources	(1,642)
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Changes in OPEB liabilities and related deferred outflows and inflows of resources	(13,464)
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	<u>(21,347)</u>
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Change in Net Position of Governmental Activities	<u>\$ (28,129)</u>
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The notes to the financial statements are an integral part of this statement.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Community Development Agency  
Schedule of Revenues, Expenditures and  
Changes in Fund Balance  
Year Ended December 31, 2024

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**REVENUES**

Federal aid	\$ 505,955
Use of money and property	<u>40</u>
Total Revenues	<u>505,995</u>

**EXPENDITURES**

Current	
General government support	54,970
Culture and recreation	355,755
Home and community service	<u>102,052</u>
Total Expenditures	<u>512,777</u>

Net Change in Fund Balance	<u>(6,782)</u>
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**FUND BALANCE**

Beginning of Year	<u>103,072</u>
End of Year	<u><u>\$ 96,290</u></u>

See independent auditors' report.



**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Community Development Agency  
Schedule of Revenues, Expenditures and  
Changes in Fund Balance - Budget And Actual  
Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
<b>REVENUES</b>				
Federal aid	\$ 563,100	\$ 563,100	\$ 505,955	\$ (57,145)
Use of money and property	-	-	40	40
Total Revenues	563,100	563,100	505,995	(57,105)
<b>EXPENDITURES</b>				
Current				
General government support	65,000	65,000	54,970	10,030
Culture and recreation	344,000	344,000	355,755	(11,755)
Home and community service	153,389	153,389	102,052	51,337
Total Expenditures	562,389	562,389	512,777	49,612
Net Change in Fund Balance	711	711	(6,782)	(7,493)
<b>FUND BALANCE</b>				
Beginning of Year	(711)	(711)	103,072	103,783
End of Year	\$ -	\$ -	\$ 96,290	\$ 96,290

See independent auditors' report.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Section 8 - Housing Choice Voucher Program  
Statement of Net Position  
December 31, 2024

**ASSETS**

Cash and equivalents	\$ 614,092
Accounts receivable, net of allowance for uncollectible amounts of \$36,820	111,657
Prepaid expenses	4,882
Total Current Assets	<u>730,631</u>

Non-current assets	
Capital assets being depreciated, net	<u>535</u>
Total Assets	<u>731,166</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Pension related	50,852
OPEB related	<u>115,955</u>
Total Deferred Outflows of Resources	<u>166,807</u>

**LIABILITIES**

Accounts payable	19,824
Due to the Glen Cove Community Development Agency ("CDA")	91
Compensated absences	4,800
Other post employment benefit liability	40,000
Non-current liabilities	
Compensated absences	43,407
Net pension liability	51,141
Other post employment benefit liability	<u>881,297</u>
Total Liabilities	<u>1,040,560</u>

**DEFERRED INFLOWS OF RESOURCES**

Pension related	37,360
OPEB related	<u>230,934</u>
Total Deferred Inflows of Resources	<u>268,294</u>

**NET POSITION**

Net Investment in capital assets	535
Unrestricted	<u>(411,416)</u>
Total Net Position	<u>\$ (410,881)</u>

See independent auditors' report.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Section 8 - Housing Choice Voucher Program  
Statement of Revenue, Expenses and Change in Net Position  
Year Ended December 31, 2024

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**OPERATING REVENUES**

Administration fees earned	\$ 478,207
Housing and Urban Development Operating Grant Housing Assistance	<u>5,805,872</u>
Total Operating Revenues	<u>6,284,079</u>

**OPERATING EXPENSES**

Housing assistance payments	5,813,479
Salaries and benefits	380,028
Administrative	93,545
Bad debt	14,072
Depreciation	<u>1,414</u>
Total Operating Expenses	<u>6,302,538</u>
Loss from Operations	(18,459)

**NON-OPERATING REVENUES**

Interest income	<u>6,097</u>
Change in Net Position	(12,362)

**NET POSITION**

Beginning of Year	<u>(398,519)</u>
End of Year	<u><u>\$ (410,881)</u></u>

See independent auditors' report.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Section 8 - Housing Choice Voucher Program  
Statement of Cash Flows  
Year Ended December 31, 2024

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**CASH FLOWS FROM OPERATING ACTIVITIES**

Cash received from Housing and Urban Development Grant Housing Assistance	\$ 5,805,872
Cash paid for housing assistance	(5,813,479)
Cash received from administrative fees	467,471
Cash paid for salaries and benefits	(342,363)
Cash paid for suppliers for goods and services	(83,209)
	<hr/>
Net Cash from Operating Activities	34,292

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest income	<hr/> 6,097
	<hr/>
Net Change in Cash and Equivalents	40,389

**CASH AND EQUIVALENTS**

Beginning of year	<hr/> 573,703
End of year	<u><u>\$ 614,092</u></u>

**RECONCILIATION OF LOSS FROM OPERATIONS  
TO NET CASH FROM OPERATING ACTIVITIES**

Loss from operations	\$ (18,459)
Adjustments to reconcile loss from operations to net cash from operating activities	
Depreciation	1,414
Accounts receivable	3,336
Prepaid expenses	(39)
Due from the Glen Cove Community Development Agency ("CDA")	13,186
Deferred outflows of resources - pension	15,456
Deferred outflows of resources - OPEB	85,464
Accounts payable	10,336
Compensated absences	10,205
Other post employment benefit liability	(34,281)
Net pension liability	(38,827)
Due to the City of Glen Cove Community Development Agency (CDA)	91
Deferred inflows of resources - pension	24,917
Deferred inflows of resources - OPEB	(38,507)
	<hr/>
Net Cash from Operating Activities	<u><u>\$ 34,292</u></u>

See notes to financial statements.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements  
December 31, 2024

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**Note 1 - Organization and Purpose**

The Community Development Agency ("CDA"), formally known as the Urban Renewal Agency, was established on April 16, 1964 under Title 11-A Section 580-a of the Consolidated Laws of the State of New York. The name change was mandated by State Law Section 580(a) on January 1, 1980. The powers of the Agency are vested in the Mayor, as Chairman, and its six-member Board of Directors. The members are appointed by the Mayor of the City of Glen Cove ("City") subject to the approval of the City Council. Agency obligations are backed by the City.

The CDA has a separate department that manages its Section 8 Program and assists in the provision of housing to qualified low income individuals in accordance with rules and regulations prescribed by the United States Department of Housing and Urban Development (HUD).

A Section 8 rental subsidy is a federal payment to a landlord on behalf of an individual tenant. The federal government pays the difference between 30 percent of the household income and the set "fair market" rent of a unit. The Section 8 Program funds are received from HUD. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

The Section 8 - Housing Choice Voucher Program places the choice of housing in the hands of the individual family. A low-income family selected by the Program to participate is encouraged to consider several housing choices to secure the best housing for the family's needs. A housing voucher holder is advised of the unit size for which it is eligible based on family size and composition.

The housing unit selected by the family must meet an acceptable level of health and safety before the Program can approve the unit. When the voucher holder finds an acceptable unit, the Section 8 - Housing Choice Voucher Program must inspect the dwellings and determine that the rent requested is reasonable.

Under the Section 8 - Housing Choice Voucher Program, new voucher holders may choose a unit anywhere in the United States if the family lived in the jurisdiction of the Program issuing the voucher when the family first applied for assistance. Those new voucher-holders not living in the jurisdiction of the Program at the time the family applied for housing assistance must initially lease a unit within that jurisdiction for the first twelve months of assistance. A family that wishes to move to another Program's jurisdiction must consult with the Program that currently administers its housing assistance to verify the procedures for maintaining their assistance subsequent to the move.

**Financial Reporting Entity**

The Agency has been identified as a component unit of the City. In accordance with the criteria enumerated in Governmental Accounting Standards Board ("GASB") Statement No. 61, *"The Financial Reporting Entity: Omnibus – an amendment of GASB Statements No. 14 and No. 34"*, the Agency's financial statements have been discretely presented in the City's financial statements.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies**

**Basis of Accounting**

The accounting policies of the Agency conform to generally accepted accounting principles as applicable to governmental units. GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Agency reports its operations on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they have been earned and they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

The CDA General Fund is accounted for under the Government activities. The Agency's Section 8 – Housing Choice Voucher Program uses an enterprise fund (proprietary fund) to account for its activities. The measurement focus of the proprietary fund is the flow of economic resources. With this measurement focus, all assets and liabilities associated with the operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in net position.

As a proprietary fund, the Agency uses the accrual basis of accounting, and economic resources measurement focus. Under this method, revenues are recognized when earned and expenses are recognized when incurred. The Agency's unbilled receivables are recognized as revenues at year-end.

The Agency distinguishes operating revenues and expenses from non-operating items. The Operating transactions are those other than capital and related financing activities, noncapital financing activities, investing activities and non-exchange revenues. Operating revenues and expenses generally result from providing services in connection with the Agency's principal ongoing operation. The principal operating revenues of the Agency are administrative fees charged by the Agency and reimbursement of operating expenses. Operating expenses include salaries and benefits, contractual expenses, depreciation and redevelopment costs. All revenues and expenses not meeting the definition are reported as non-operating revenues and expenses.

**Cash and Equivalents, Investments and Risk Disclosure**

**Cash and Equivalents** - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and short-term investments with original maturities of less than three months from the date of acquisition.

Collateral is required for these deposits at 102% of all deposits not covered by Federal deposit insurance. The Agency has entered into a custodial agreement with its depository which holds its deposits. This agreement authorizes the obligations that may be pledged as collateral. Such obligations include among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

The Agency's deposit and investment policies are governed by State statutes. The Agency has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposits, time deposit accounts and certificates of deposit.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies (Continued)**

The Agency follows the provisions of GASB Statement No. 72, "*Fair Value Measurement and Application*", which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

**Risk Disclosure**

**Interest Rate Risk** - Interest rate risk is the risk that the entity will incur losses in fair value caused by changing interest rates. The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Generally, the Agency does not invest in any long-term investment obligations.

**Custodial Credit Risk** - Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB Statement No. 40, "*Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3*", directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Agency's name. The Agency's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2024.

**Credit Risk** - Credit risk is the risk that an issuer or other counterparty will not fulfill its specific obligation even without the entity's complete failure. The Agency does not have a formal credit risk policy other than restrictions to obligations allowable under General Municipal Law of the State of New York.

**Concentration of Credit Risk** - Concentration of credit risk is the risk attributed to the magnitude of an entity's investments in a single issuer. The Agency's investment policy limits the amount on deposit at each of its banking institutions.

**Accounts Receivable**

Accounts receivable balances are reflected net of an allowance for doubtful accounts. The allowance for doubtful accounts is the Agency's best estimate of the probable losses in the existing accounts receivable balance. The CDA had accounts receivable of \$130,663 and Section 8 - Housing Choice Voucher Program of \$111,657 net of allowance for doubtful accounts of \$36,820 at December 31, 2024.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies (Continued)**

**Prepaid Expenses/Expenditures**

Certain payments to vendors reflect costs applicable to future accounting periods, and are recorded as prepaid items using the consumption method in both the government-wide and fund financial statements. Prepaid expenses/expenditures consist of employee retirement which have been satisfied prior to the end of the fiscal year, but represent items which have been provided for in the subsequent year's budget and will benefit such periods. The CDA reported prepaid expenditures of \$5,187 and the Section 8 - Housing Choice Voucher Program reported prepaid expenses of \$4,882.

**Due From/To Other Funds**

During the course of its operations, the Agency has numerous transactions between related organizations to finance operations, provide services and construct assets. To the extent that certain transactions between funds had not been paid or received as of December 31, 2024, balances of interfund amounts receivable or payable have been recorded in the fund financial statements.

**Capital Assets**

Capital assets and long-term liabilities of the Agency are accounted for on a cost of services or "capital maintenance" measurement focus. This means that all assets and all liabilities (whether current or noncurrent) associated with its activities are included in net position. As a proprietary fund, the operating statements of the Agency present increases (revenues) and decreases (expenses) in net position.

Capital assets acquired by the Agency are stated at cost (or estimated historical cost) including interest capitalized during construction, where applicable. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential on the date of donation. There are no reversionary interests by the grantor in any of the assets, the date of donation in the case of gifts. The Agency capitalizes assets whose cost exceeds \$500.

Depreciation of all exhaustible fixed assets used by the Agency is charged as an expense against its operations. Accumulated depreciation is reported in net position. Depreciation is provided over the estimated useful lives of the assets.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Estimated useful lives range from 3-5 years for equipment.

The Agency's measurement focus on income determination and capital maintenance requires the net amount of interest cost for qualifying assets to be capitalized during the period of construction.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense) until then.



**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies (Continued)**

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. In 2024, the CDA has reported deferred inflows of resources of \$946,753 for the amounts due from the IDA for Waterfront Development expenditures and payroll related items financed by the CDA's community Development Block Grant. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available.

The Agency has reported deferred outflows of resources and deferred inflows of resources in relation to its pension and other postemployment benefit liabilities in the statement of net position. These amounts are detailed in the discussion of the Agency's pension and other postemployment benefit liabilities in Note 4.

**Long-Term Liabilities**

In the statement of net position, long-term debt and other long-term obligations are reported as liabilities.

**Net Pension Liability**

The net pension liability represents the CDA's and Section 8 - Housing Choice Voucher Programs proportionate share of the net pension liability (asset) of the New York State and Local Employees' Retirement System and the New York State and Local Police and Fire Retirement System. The financial reporting of these amounts are presented in accordance with the provisions of GASB Statement No. 68, *"Accounting and Financial Reporting for Pensions"* and GASB Statement No. 71, *"Pension Transition for Contributions Made Subsequent to the Measurement Date - An Amendment of GASB Statement No. 68."*

**Other Postemployment Benefit Liability ("OPEB")**

In addition to providing pension benefits, the Agency provides health care benefits for certain retired employees and their survivors. The financial reporting of these amounts are presented in accordance with the provisions of GASB Statement No. 75, *"Accounting and Financial Reporting for Postemployment Benefits Other than Pensions"*.

**Compensated Absences**

The liability for compensated absences represents the sick time ("leave"/"leave days") and salary related payments which have been earned for services previously rendered by employees in accordance with the Agency's employee manual, accumulates, is allowed to be carried over to subsequent year(s) and is deemed more likely than not (by management) to be used for time off or otherwise paid/settled in the future. The liability is calculated based on each employees' rate of pay and the number of unused leave days accumulated as of year-end, management's assumption that the likelihood of future use (either by use during employment or settlement/payment upon separation from service) is probable, and the salary related payments are directly and incrementally associated with payments for the leave. The Agency utilizes historical data of past usage patterns to estimate the expected usage and payment of compensated absences. The liability for compensated absences is reflected in the government-wide financial statements as current and long-term liabilities. In the fund financial statements, only the compensated absences liability that has matured through employee resignation or retirement and is expected to be payable from expendable available financial resources is reported. The financial reporting

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies (Continued)**

of these amounts are presented in accordance with the provisions of GASB Statement No. 101, "*Compensated Absences*".

**Net Position**

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

*Net investment in capital* assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position.

*Restricted* net position consists of restricted assets and deferred outflows of resources reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

*Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

**Fund Balance**

Generally, fund balance represents the difference between current assets and deferred outflows of resources and current liabilities and deferred inflows of resources. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Under this standard the fund balance classifications are as follows:

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form (inventories, prepaid amounts, long-term receivables, advances) or they are legally or contractually required to be maintained intact (the corpus of a permanent fund).

Restricted fund balance is reported when constraints placed on the use of the resources are imposed by grantors, contributors, laws or regulations of other governments or imposed by law through enabling legislation. Enabling legislation includes a legally enforceable requirement that these resources be used only for the specific purposes as provided in the legislation. This fund balance classification is used to report funds that are restricted for debt service obligations and for other items contained in the General Municipal Law of the State of New York.

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies (Continued)**

Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to formal action of the entity's highest level of decision making authority. The Board of Directors is the highest level of decision making authority for the Agency that can, by the adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, these funds may only be used for the purpose specified unless the Agency removes or changes the purpose by taking the same action that was used to establish the commitment. This classification includes certain amounts established and approved by the Board of Directors.

Assigned fund balance, in the General Fund, represents amounts constrained either by policies of the Board of Directors for amounts assigned for balancing the subsequent year's budget or delegated to the Comptroller for amounts assigned for encumbrances. Unlike commitments, assignments generally only exist temporarily, in that additional action does not normally have to be taken for removal of an assignment. An assignment cannot result in a deficit in the unassigned fund balance in the General Fund. Assigned fund balance in all funds except the General Fund includes all remaining amounts, except for negative balances, that are not classified as nonspendable and are neither restricted nor committed.

Unassigned fund balance, in the General Fund, represents amounts not classified as nonspendable, restricted, committed or assigned. The General Fund is the only fund that would report a positive unassigned fund balance. For all governmental funds other than the General Fund, any deficit fund balance is reported as unassigned.

In order to calculate the amounts to report as restricted and unrestricted fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the Agency's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the Agency's policy to use fund balance in the following order: committed, assigned and unassigned.

**Application of Restricted and Unrestricted Resources**

In order to calculate the amounts to report as restricted and unrestricted fund balance, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted amounts of fund balance are available for use for expense incurred, it is the Agency's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the Agency's policy to use fund balance in the following order: committed, assigned and unassigned.

**Use of Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

**Note 2 - Summary of Significant Accounting Policies (Continued)**

**Subsequent Events Evaluation by Management**

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is March 25, 2025.

**New Accounting Pronouncement**

The Agency implemented the provisions of GASB Statement No. 101, "*Compensated Absences*" for the year ended December 31, 2024. In addition to the value of unused leave time owed to employees upon separation from employment, the Agency now also recognizes as part of the compensated absences liability an estimated amount of unused leave earned as of year-end that will be used by employees as time off in future years. As a result, the Agency has reported a cumulative effect of change in accounting principle to the January 1, 2024 net position of governmental activities of \$0.

**Expenditures in Excess of Budget**

The following functional expenditure category exceed its budgetary authorization by the amount indicated:

Culture and recreation	<u>\$11,755</u>
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**Note 3 - Capital Assets**

Changes in the Agency's capital assets are as follows:

	Balance January 1, 2024	Additions	Deletions	Balance December 31, 2024
Governmental Activities:				
Capital Assets, not being depreciated				
Land	\$ 1,937,200	\$ -	\$ -	\$ 1,937,200
Capital Assets, being depreciated				
Machinery and equipment	\$ 14,833	\$ -	\$ 13,156	\$ 1,677
Less Accumulated Depreciation for Machinery and equipment	14,833	-	13,156	1,677
Total Capital Assets, being depreciated, net	\$ -	\$ -	\$ -	\$ -
Capital Assets, net	\$ 1,937,200	\$ -	\$ -	\$ 1,937,200
Business-type Activities:				
Capital Assets, being depreciated				
Machinery and equipment	\$ 59,278	\$ -	\$ 53,903	\$ 5,375
Less Accumulated Depreciation for Machinery and equipment	57,329	1,414	53,903	4,840
Total Capital Assets, being depreciated, net	\$ 1,949	\$ (1,414)	\$ -	\$ 535
Capital Assets, net	\$ 1,949	\$ (1,414)	\$ -	\$ 535

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

**Note 4 - Long-Term Liabilities**

The following table summarizes changes in the Agency's long-term liabilities for the year ended December 31, 2024:

	Balance January 1, 2024	New Issues/ Additions	Maturities and/or Payments	Balance December 31, 2024	Due Within One Year
Governmental Activities:					
Compensated absences	\$ 25,094	\$ 8,741	\$ 2,500	\$ 31,335	\$ 3,100
Net pension liability	95,592	-	41,255	54,337	-
Other post employment benefit obligations payable	1,015,304	6,965	43,391	978,878	44,000
Long-term Liabilities	<u>\$ 1,135,990</u>	<u>\$ 15,706</u>	<u>\$ 87,146</u>	<u>\$ 1,064,550</u>	<u>\$ 47,100</u>
	Balance January 1, 2024	New Issues/ Additions	Maturities and/or Payments	Balance December 31, 2024	Due Within One Year
Business-Type Activities:					
Compensated absences	\$ 38,002	\$ 14,005	\$ 3,800	\$ 48,207	\$ 4,800
Net pension liability	89,968	-	38,827	51,141	-
Other post employment benefit obligations payable	955,578	6,559	40,840	921,297	40,000
Long-term Liabilities	<u>\$ 1,083,548</u>	<u>\$ 20,564</u>	<u>\$ 83,467</u>	<u>\$ 1,020,645</u>	<u>\$ 44,800</u>

**Compensated Absences**

Accumulated unpaid vacation, sick pay, and other employee benefit amounts are accrued when incurred. At December 31, 2024, the Agency reported compensated absences liabilities for accumulated unpaid vacation and sick pay of \$31,335 for the CDA and \$48,207 for the Section 8 - Housing Choice Voucher Program.

**Pension Plans**

*Employee's Retirement System*

The Agency participates in the New York State and Local Employees' Retirement System ("ERS") ("System"). This is a cost-sharing, multiple-employer defined benefit pension plan. ERS provides retirement benefits as well as death and disability benefits. The net position of the ERS is held in the New York State Common Retirement Fund ("Fund"), which was established to hold all net assets and record changes in plan net position. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the ERS. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in the ERS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 4 - Long-Term Liabilities (Continued)**

benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan, which provides death benefits in the form of life insurance. The ERS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided may be found at [www.osc.state.ny.us/retire/publications/index.php](http://www.osc.state.ny.us/retire/publications/index.php) or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The System is noncontributory except for employees who joined after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010, who generally contribute between 3% and 6% of their salary for their entire length of service. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the System's fiscal year ending March 31. The employer contribution rates for the plan's year ending in 2024 are as follows:

<u>Tier/Plan</u>	<u>Rate</u>
4 A15	17.6 %
6 A15	11.2

At December 31, 2024, the Agency reported the following for its proportionate share of the net pension liability for ERS:

Governmental Activities:	
Measurement date	March 31, 2024
Net pension liability	\$ 54,337
Agency's proportion of the net pension liability	0.0003690 %
Change in proportion since the prior measurement date	(0.0000768) %
Business-Type Activities:	
Measurement date	March 31, 2024
Net pension liability	\$ 51,141
Agency's proportion of the net pension liability	0.0003473 %
Change in proportion since the prior measurement date	(0.0000570) %

The net pension liability was measured as of March 31, 2024 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on a computation of the actuarially determined indexed present value of future compensation by employer relative to the total of all participating members.

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

**Note 4 - Long-Term Liabilities (Continued)**

For the year ended December 31, 2024, the CDA recognized its proportionate pension expense of \$19,485 and the Section 8 - Housing Choice Voucher Program of \$18,338.

At December 31, 2024, the Agency reported its proportionate share of deferred outflows of resources and deferred inflows of resources related to ERS from the following sources:

	Governmental Activities		Business-type Activities		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 17,502	\$ 1,482	\$ 16,472	\$ 1,394	\$ 33,974	\$ 2,876
Changes of assumptions	20,544	-	19,334	-	39,878	-
Net difference between projected and actual earnings on pension plan investments	-	26,543	-	24,983	-	51,526
Changes in proportion and differences between Agency contributions and proportionate share of contributions	2,084	11,670	1,961	10,984	4,045	22,654
Agency contributions subsequent to the measurement date	13,900	-	13,085	-	26,985	-
	<u>\$ 54,030</u>	<u>\$ 39,695</u>	<u>\$ 50,852</u>	<u>\$ 37,361</u>	<u>\$ 104,882</u>	<u>\$ 77,056</u>

CDA reported \$13,900 and Section 8 - Housing Choice Voucher Program reported \$13,085 as deferred outflows of resources related to ERS resulting from the Agency's accrued contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ERS will be recognized in pension expense as follows:

Year Ended March 31,	Governmental Activities	Business-type Activities
2025	\$ (13,441)	\$ (12,651)
2026	7,000	6,588
2027	14,100	13,270
2028	(7,224)	(6,801)
2029	-	-
Thereafter	-	-
	<u>\$ 435</u>	<u>\$ 406</u>

The total pension liability for the March 31, 2024 measurement date was determined by using an actuarial valuation as noted below, with update procedures used to roll forward the total pension liabilities to that measurement date. Significant actuarial assumptions used in the valuation were as follows:

Measurement date	March 31, 2024
Actuarial valuation date	April 1, 2023
Investment rate of return	5.9% *
Salary scale	4.4%
Inflation rate	2.9%
Cost of living adjustments	1.5%

\*Compounded annually, net of pension plan investment expenses, including inflation.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 4 - Long-Term Liabilities (Continued)**

Annuitant mortality rates are based on the System experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2021.

The actuarial assumptions used in the valuation are based on the results of an actuarial experience study for the period April 1, 2015 - March 31, 2020.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation is summarized in the following table.

<u>Asset Type</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	32 %	4.00 %
International Equity	15	6.65
Private Equity	10	7.25
Real Estate	9	4.60
Opportunistic/ARS Portfolio	3	5.25
Credit	4	5.40
Real Assets	3	5.79
Fixed Income	23	1.50
Cash	1	0.25
	<u>100 %</u>	

The real rate of return is net of the long-term inflation assumption of 2.9%.

The discount rate used to calculate the total pension liability was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon those assumptions, the ERS's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.



**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

**Note 4 - Long-Term Liabilities (Continued)**

The following presents the Agency's proportionate share of the net pension liability calculated using the discount rate of 5.9%, as well as what the Agency's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (4.9%) or 1 percentage point higher (6.9%) than the current rate:

	1% Decrease (4.9%)	Current Discount Rate (5.9%)	1% Increase (6.9%)
Governmental Activities proportionate share of the net pension liability (asset)	\$ 170,842	\$ 54,337	\$ (42,968)
Business-type Activities proportionate share of the net pension liability (asset)	\$ 160,791	\$ 51,141	\$ (40,441)

The components of the collective net pension liability of ERS as of the March 31, 2024 measurement date were as follows:

	ERS
Total pension liability	\$ 240,696,851,000
Fiduciary net position	225,972,801,000
Employers' net pension liability	\$ 14,724,050,000
Fiduciary net position as a percentage of total pension liability	93.88%

Employer contributions to ERS are paid annually and cover the period through the end of the ERS's fiscal year, which is March 31<sup>st</sup>. Retirement contributions as of December 31, 2024 represent the projected employer contribution for the period of April 1, 2024 through December 31, 2024 based on prior year ERS wages multiplied by the employers' contribution rate, by tier. Retirement contributions to ERS for the nine months ended December 31, 2024 were \$13,900 for CDA and \$13,085 for Section 8 - Housing Choice Voucher Program.

**Other Postemployment Benefit Liability ("OPEB")**

In addition to providing pension benefits, the Agency provides certain health care benefits for retired employees through a single employer defined benefit OPEB plan. The various collective bargaining agreements stipulate the employees covered and the percentage of contribution. Contributions by the Agency may vary according to length of service. The cost of providing postemployment health care benefits is shared between the Agency and the retired employee as noted below. Substantially all of the Agency's employees may become eligible for those benefits if they reach normal retirement age while working for the Agency. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other than Pensions", so the net OPEB liability is equal to the total OPEB liability. Separate financial statements are not issued for the plan.

At December 31, 2024, the following employees were covered by the benefit terms:

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 4 - Long-Term Liabilities (Continued)**

Active employees	7
Retired Employees	<u>7</u>
	<u>14</u>

The CDA's total OPEB liability of \$978,878 and Section 8 - Housing Choice Voucher Program of \$921,295 was measured as of December 31, 2024, and was determined by an actuarial valuation as of December 31, 2024.

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.30%
Salary increases	3.30%
Discount rate	4.28%
Healthcare cost trend rates	5.00% for 2024, decreasing by up to .5% per year to an ultimate rate of 4.5%
Retirees' share of benefit-related costs	Varies depending on applicable retirement year and bargaining unit

The discount rate was based on the 20-year Municipal Bond Rate.

Mortality rates were based on the RP-2014 Headcount-Weighted Healthy Mortality Tables with White Collar adjustments, projected generationally with Scale MP-2020.

The Agency's change in the total OPEB liability for the year ended December 31, 2024 is as follows:

	Governmental Activities	Business-Type Activities	Total
Total OPEB Liability - Beginning of Year	\$ 1,015,304	\$ 955,580	\$ 1,970,884
Service cost	39,889	37,543	77,432
Interest	38,776	36,494	75,270
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(32,586)	(30,668)	(63,254)
Changes in assumptions or other inputs	(39,114)	(36,812)	(75,926)
Benefit payments	(43,391)	(40,840)	(84,231)
Total OPEB Liability - End of Year	<u>\$ 978,878</u>	<u>\$ 921,297</u>	<u>\$ 1,900,175</u>

The following presents the total OPEB liability of the Agency, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.28%) or 1 percentage point higher (5.28%) than the current discount rate:

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

**Note 4 - Long-Term Liabilities (Continued)**

	1% Decrease (3.28%)	Current Discount Rate (4.28%)	1% Increase (5.28%)
Governmental Activities			
Total OPEB Liability	\$ 1,130,433	\$ 978,878	\$ 856,959
Business-type Activities			
Total OPEB Liability	\$ 1,063,937	\$ 921,297	\$ 806,550

The following presents the total OPEB liability of the Agency, as well as what the Agency's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower (4.00% decreasing to 3.50%) or 1 percentage point higher (6.00% decreasing to 5.50%) than the current healthcare cost trend rates:

	1% Decrease (4.00% decreasing to 3.50%)	Current Healthcare Cost Trend Rates (5.00% decreasing to 4.50%)	1% Increase (6.00% decreasing to 5.50%)
Governmental Activities			
Total OPEB Liability	\$ 823,527	\$ 978,878	\$ 1,179,195
Business-type Activities			
Total OPEB Liability	\$ 775,084	\$ 921,297	\$ 1,109,830

For the year ended December 31, 2024, the CDA recognized OPEB expense of \$61,511 and Section 8 - Housing Choice Voucher Program of \$57,894. At December 31, 2024, the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Governmental Activities		Business-type Activities		Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions or other inputs	\$ 56,404	\$ 226,104	\$ 53,085	\$ 212,805	\$ 109,489	\$ 438,909
Differences between expected and actual experience	66,799	19,262	62,870	18,129	129,669	37,391
	<u>\$ 123,203</u>	<u>\$ 245,366</u>	<u>\$ 115,955</u>	<u>\$ 230,934</u>	<u>\$ 239,158</u>	<u>\$ 476,300</u>

**Glen Cove Community Development Agency**  
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Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 4 - Long-Term Liabilities (Continued)**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year Ended December 31,</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>
2025	\$ (22,936)	\$ (21,588)
2026	(16,721)	(15,736)
2027	(16,721)	(15,736)
2028	(29,049)	(27,340)
2029	(22,868)	(21,523)
Thereafter	<u>(13,868)</u>	<u>(13,056)</u>
	<u>\$ (122,163)</u>	<u>\$ (114,979)</u>

**Note 5 - Net Position**

The components of net position are detailed below:

*Net investment in capital assets* - the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds that are directly attributable to the acquisition, construction or improvement of those assets.

*Unrestricted* - all other amounts that do not meet the definition of "restricted" or "net investment in capital assets".

**Note 6 - Fund Balance**

	<u>General Fund</u>
Nonspendable	
Prepaid expenditures	\$ 5,187
Unassigned	<u>91,103</u>
Total Fund Balances	<u>\$ 96,290</u>

Certain elements of fund balance are described above. Those additional elements which are not reflected in the Statement of Net Position but are reported in the governmental funds balance sheet are described below.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Continued)  
December 31, 2024

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**Note 6 - Fund Balance (Continued)**

Prepaid expenditures have been established to account for payments made in advance. The amount is classified as nonspendable to indicate that funds are not "available" for appropriation or expenditure even though they are a component of current assets.

Unassigned fund balance in the General Fund represents amounts not classified as nonspendable, restricted, committed or assigned.

**Note 7 - Related Parties**

During 2004, the City, CDA and IDA entered a Tri-party Municipal Cooperation Agreement, regarding sharing of resources between the City and the Agencies.

As of December 31, 2024, \$946,753 was due to the CDA for the Waterfront Development expenditures and payroll related items financed by the CDA's Community Development Block Grant and other grants.

**Note 8 - Commitments and Contingencies**

**Litigation**

In the normal course of business there are a number of actions against the Agency that involve personal injury and/or contractual disputes between the plaintiff's and the project beneficiary. In each case, the Agency has been indemnified by the project beneficiary and, in the opinion of the Agency's management, the project beneficiary has insurance in place to mitigate any losses that may ultimately result from the resolution of such litigation. While the Agency has been named in many of these actions, in the opinion of management based on consultation with legal counsel, the ultimate resolution of such litigation matters should not result in any liability to the Agency.

**Note 9 - Recently Issued GASB Pronouncements**

GASB Statement No. 102, "*Certain Risk Disclosures*", provides guidance on disclosures within government financial statements on risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration is defined as a lack of diversity related to an aspect of a significant inflow or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

Under this Statement, a government is required to assess whether an event or events associated with a concentration or constraint that could cause substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of this Statement are effective for reporting periods beginning after June 15, 2024.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Financial Statements (Concluded)  
December 31, 2024

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**Note 9 - Recently Issued GASB Pronouncements (Continued)**

GASB Statement No. 103, "*Financial Reporting Model Improvements*", has been issued to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

GASB Statement No. 104, "*Disclosure of Certain Capital Assets*", has been issued to provide users of government financial statements with essential information about certain types of capital assets. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

This is not an all-inclusive list of recently issued GASB pronouncements but rather a listing of Statements that the Agency believes will most impact its financial statements. The Agency will evaluate the impact this and other pronouncements may have on its financial statements and will implement them as applicable and when material.

\*\*\*\*\*

**Glen Cove**  
**Community Development Agency**  
(A Component Unit of the City of Glen Cove)

Required Supplementary Information

December 31, 2024

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Required Supplementary Information Community Development Agency - Schedule of Changes in the  
Agency's Total OPEB Liability and Related Ratios  
Last Ten Fiscal Years (1)(2)

	2024 (5)	2023 (4)	2022	2021
Total OPEB Liability:				
Service cost	\$ 39,889	\$ 42,900	\$ 66,855	\$ 62,362
Interest	38,776	40,658	24,921	21,029
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	(32,586)	33,687	36,821	-
Changes of assumptions or other inputs	(39,114)	43,002	(263,585)	(57,620)
Benefit payments	(43,391)	(37,274)	(33,720)	(30,807)
Net Change in Total OPEB Liability	(36,426)	122,973	(168,708)	(5,036)
Total OPEB Liability – Beginning of Year	1,015,304	892,331	1,061,039	1,066,075
Total OPEB Liability – End of Year	<u>\$ 978,878</u>	<u>\$ 1,015,304</u>	<u>\$ 892,331</u>	<u>\$ 1,061,039</u>
Agency's covered-employee payroll	<u>\$ 136,820</u>	<u>\$ 125,322</u>	<u>\$ 124,377</u>	<u>\$ 120,940</u>
Total OPEB liability as a percentage of covered-employee payroll	<u>715.45%</u>	<u>810.16%</u>	<u>717.44%</u>	<u>877.33%</u>
Discount Rate	<u>4.28%</u>	<u>4.00%</u>	<u>4.31%</u>	<u>2.25%</u>

Notes to Schedule:

- (1) Data not available prior to fiscal year 2018 implementation of Governmental Accounting Standards Board Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions".
- (2) No assets are accumulated in a trust that meets the criteria in paragraph 4 of this Statement to pay related benefits.
- (3) Restated for the implementation of the provisions of GASB Statement No. 75.
- (4) Increase in liability is due to change in discount rate since the prior year reporting.
- (5) Decrease in liability is due to change in discount rate since the prior year reporting.

See independent auditors report.



	2020	2019	2018
\$	43,868	\$ 39,114	\$ 50,366
	30,026	28,336	30,420
	-	-	-
	(17,726)	-	-
	158,662	(20,809)	(71,038)
	(29,321)	(28,082)	(31,110)
	185,509	18,559	(21,362)
	880,566	862,007	883,369 (3)
\$	1,066,075	\$ 880,566	\$ 862,007
\$	113,768	\$ 116,109	\$ 117,347
	937.06%	758.40%	734.58%
	1.93%	3.26%	3.64%

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Required Supplementary Information Section 8 - Housing Choice Voucher Program -  
Schedule of Changes in the Agency's Total OPEB Liability and Related Ratios  
Last Ten Fiscal Years (1)(2)

	2024 (5)	2023 (4)	2022	2021
Total OPEB Liability:				
Service cost	\$ 37,543	\$ 40,376	\$ 62,923	\$ 58,693
Interest	36,494	38,266	23,455	19,792
Changes of benefit terms	-	-	-	-
Differences between expected and actual experience	(30,668)	31,706	34,655	-
Changes of assumptions or other inputs	(36,810)	40,470	(248,080)	(54,230)
Benefit payments	(40,840)	(35,081)	(31,737)	(28,995)
Net Change in Total OPEB Liability	(34,281)	115,737	(158,784)	(4,740)
Total OPEB Liability – Beginning of Year	955,578	839,841	998,625	1,003,365
Total OPEB Liability – End of Year	<u>\$ 921,297</u>	<u>\$ 955,578</u>	<u>\$ 839,841</u>	<u>\$ 998,625</u>
Agency's covered-employee payroll	<u>\$ 128,773</u>	<u>\$ 117,650</u>	<u>\$ 117,060</u>	<u>\$ 113,826</u>
Total OPEB liability as a percentage of covered-employee payroll	<u>715.44%</u>	<u>812.22%</u>	<u>717.44%</u>	<u>877.33%</u>
Discount Rate	<u>4.28%</u>	<u>4.00%</u>	<u>4.31%</u>	<u>2.25%</u>

Notes to Schedule:

- (1) Data not available prior to fiscal year 2018 implementation of Governmental Accounting Standards Board Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions".
- (2) No assets are accumulated in a trust that meets the criteria in paragraph 4 of this Statement to pay related benefits.
- (3) Restated for the implementation of the provisions of GASB Statement No. 75.
- (4) Increase in liability is due to change in discount rate since the prior year reporting.
- (5) Decrease in liability is due to change in discount rate since the prior year reporting.

See independent auditors report.

	<u>2020</u>	<u>2019</u>	<u>2018</u>
\$	41,288	\$ 36,813	\$ 47,644
	28,260	26,669	28,775
	-	-	-
	(16,683)	-	-
	149,328	(23,696)	(67,198)
	<u>(27,596)</u>	<u>(26,430)</u>	<u>(29,428)</u>
	174,597	13,356	(20,207)
	<u>828,768</u>	<u>815,412</u>	<u>835,619</u> (3)
\$	<u>1,003,365</u>	<u>\$ 828,768</u>	<u>\$ 815,412</u>
\$	<u>107,076</u>	<u>\$ 109,279</u>	<u>\$ 111,004</u>
	<u>937.06%</u>	<u>758.40%</u>	<u>734.58%</u>
	<u>1.93%</u>	<u>3.26%</u>	<u>3.64%</u>

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Required Supplementary Information - Community Development Agency  
New York State and Local Employees' Retirement System  
Last Ten Fiscal Years (1)

**Schedule of the Agency's Proportionate Share of the Net Pension Liability (Asset)(2)**

Governmental Activities - Community Development Agency						
	2024 (4)	2023 (3)	2022 (4)	2021 (4)	2020 (3)	2019
Agency's proportion of the net pension liability (asset)	0.0003690%	0.0004458%	0.0004096%	0.0004702%	0.0004465%	0.0004801%
Agency's proportionate share of the net pension liability (asset)	\$ 54,337	\$ 95,592	\$ (33,483)	\$ 468	\$ 118,230	\$ 34,018
Agency's covered payroll	\$ 119,122	\$ 115,865	\$ 109,190	\$ 116,270	\$ 117,776	\$ 117,399
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	45.61%	82.50%	(30.66%)	0.40%	100.39%	28.98%
Plan fiduciary net position as a percentage of the total pension liability (asset)	93.88%	90.78%	103.65%	99.95%	86.39%	96.27%
Discount Rate	5.90%	5.90%	5.90%	5.90%	6.80%	7.00%

Schedule of Contributions						
	2024	2023	2022	2021	2020	2019
Contractually required contribution	\$ 14,966	\$ 11,718	\$ 15,693	\$ 15,791	\$ 16,186	\$ 15,687
Contributions in relation to the contractually required contribution	(14,966)	(11,718)	(15,693)	(15,791)	(16,186)	(15,687)
Contribution excess	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency's covered payroll	\$ 125,826	\$ 118,205	\$ 114,424	\$ 116,270	\$ 117,766	\$ 117,399
Contributions as a percentage of covered payroll	11.89%	9.91%	13.71%	13.58%	13.74%	13.36%

Schedule of the Agency's Proportionate Share of the Net Pension Liability (Asset)(2)						
Business-Type Activities - Section 8 - Housing Choice Voucher Program						
	2024 (4)	2023 (3)	2022 (4)	2021 (4)	2020 (3)	2019
Agency's proportion of the net pension liability (asset)	0.0003473%	0.0004196%	0.0003855%	0.0004425%	0.0004202%	0.0004519%
Agency's proportionate share of the net pension liability	\$ 51,141	\$ 89,968	\$ (31,513)	\$ 441	\$ 111,275	\$ 32,303
Agency's covered payroll	\$ 170,162	\$ 171,829	\$ 154,768	\$ 109,431	\$ 110,839	\$ 110,493
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	30.05%	52.36%	-20.36%	0.40%	100.39%	29.24%
Plan fiduciary net position as a percentage of the total pension liability (asset)	93.88%	90.78%	103.65%	99.95%	86.39%	96.27%
Discount Rate	5.90%	5.90%	5.90%	5.90%	6.80%	7.00%

Schedule of Contributions						
	2024	2023	2022	2021	2020	2019
Contractually required contribution	\$ 14,086	\$ 10,029	\$ 14,770	\$ 14,862	\$ 15,234	\$ 14,766
Contributions in relation to the contractually required contribution	(14,086)	(10,029)	(14,770)	(14,862)	(15,234)	(14,766)
Contribution excess	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency's covered payroll	\$ 178,963	\$ 167,231	\$ 171,246	\$ 109,431	\$ 110,839	\$ 110,493
Contributions as a percentage of covered payroll	7.87%	6.00%	8.63%	13.58%	13.74%	13.36%

- (1) Data not available prior to fiscal year 2015 implementation of Governmental Accounting Standards Board Statement No. 68, "Accounting and Financial Reporting for Pensions".
- (2) The amounts presented for each fiscal year were determined as of the March 31 measurement date within the current fiscal year.
- (3) Increase in the Agency's proportionate share of the net pension liability mainly attributable to decrease in plan fiduciary net position due to investment losses.
- (4) Decrease in the Agency's proportionate share of the net pension liability mainly attributable to increase in plan fiduciary net position due to investment gains.

See independent auditors' report.

2017	2016
0.0002195%	0.0002357%
\$ 27,749	\$ 43,654
\$ 63,811	\$ 57,368
43.49%	76.09%
94.70%	90.70%
7.00%	7.00%
2017	2016
\$ 10,873	\$ 9,705
(10,873)	(9,705)
\$ -	\$ -
\$ 63,811	\$ 57,368
17.04%	16.92%
2017	2016
0.0003215%	0.0003495%
\$ 27,004	\$ 50,292
\$ 93,437	\$ 85,063
28.90%	59.12%
94.70%	90.70%
7.00%	7.00%
2017	2016
\$ 15,921	\$ 14,391
(15,921)	(14,391)
\$ -	\$ -
\$ 93,437	\$ 85,063
17.04%	16.92%

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**Report on Internal Control Over Financial Reporting and on Compliance and Other Matters  
Based on an Audit of Financial Statements Performed in Accordance With  
Government Auditing Standards**

**Independent Auditors' Report**

**The Board of Directors of the  
Glen Cove Community Development Agency**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Glen Cove Community Development Agency (a component unit of the City of Glen Cove, New York) ("Agency") which comprise the statement of net position as of December 31, 2024 and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 25, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*PKF O'Connor Davies, LLP*

**PKF O'Connor Davies, LLP**

Harrison, New York

March 25, 2025





**Report on Compliance for Each Major Federal Program and Report on  
Internal Control Over Compliance Required by the Uniform Guidance**

**Independent Auditors' Report**

**The Board of Directors of the  
Glen Cove Community Development Agency**

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Glen Cove Community Development Agency ("Agency") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended December 31, 2024. The Agency's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Agency complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Agency's compliance with the compliance requirements referred to above.

## ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Agency's federal programs.

## ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Agency's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error; as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Non-compliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Agency's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Agency's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Agency's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## ***Report on Internal Control Over Compliance***

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*PKF O'Connor Davies, LLP*

**PKF O'Connor Davies, LLP**

Harrison, New York

March 25, 2025

**Glen Cove Community Development Agency**  
**(A Component Unit of the City of Glen Cove, New York)**

Schedule of Expenditures of Federal Awards  
Year Ended December 31, 2024

<u>Federal Grantor/Pass-Through Grantor/ Program or Cluster Title</u>	<u>Federal Assistance Listing Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Passed Through to Sub- recipients</u>	<u>Federal Program Expenditures</u>
<u>U.S. Department of Housing and Urban Development</u>				
Direct Programs				
Housing Voucher Cluster				
Section 8 Housing Choice Voucher Program	14.871	N/A	\$ -	\$ 6,302,538
Indirect Program				
Passed through Nassau County				
CDBG Entitlement Grants Cluster				
		CQHI19000022		
		CQHI21000063		
		CQHI21000026		
		CQHI22000032		
Community Development Block Grant Program	14.218	CQHI24000013	-	504,675
			-	504,675
Total U.S. Department of Housing and Urban Development			-	6,807,213
Total Expenditures of Federal Awards			\$ -	\$ 6,807,213

See independent auditors' report and notes to schedule of expenditures of federal awards.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Schedule of Expenditures of Federal Awards  
Year Ended December 31, 2024

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**Note 1 - Basis of Presentation**

The accompanying Schedule of Expenditures of Federal Awards ("Schedule") includes the federal award activity of the Glen Cove Community Development Agency ("Agency") under programs of the federal government for the year ended December 31, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* ("Uniform Guidance"). Because the Schedule presents only a selected portion of the operations of the Agency, it is not intended to and does not present the financial position or changes in net position of the Agency.

**Note 2 - Summary of Significant Accounting Policies**

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**Note 3 - Indirect Cost Rate**

The Agency has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Schedule of Findings and Questioned Costs  
Year Ended December 31, 2024

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**Section I - Summary of Auditor's Results**

**Financial Statements**

Type of report the auditor issued on whether  
the financial statements audited were prepared  
in accordance with GAAP

Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?
- Significant deficiency(ies) identified

\_\_\_\_ Yes      X   No  
\_\_\_\_ Yes      X   None reported

Noncompliance material to financial statements  
noted?

\_\_\_\_ Yes      X   No

**Federal Awards**

Internal Control over major federal programs:

- Material weakness(es) identified?
- Significant deficiency(ies) identified?

\_\_\_\_ Yes      X   No  
\_\_\_\_ Yes      X   None reported

Type of auditor's report issued on compliance  
for major federal programs

Unmodified

Any audit findings disclosed that are  
required to be reported in accordance with  
2 CFR 200.516(a)?

\_\_\_\_ Yes      X   No

Identification of major federal programs:

Assistance

Listing Number

Name of Federal Program or Cluster

14.871

Housing Voucher Cluster  
Section 8 Housing Choice Voucher Program

Dollar threshold used to distinguish  
between Type A and Type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

  X   Yes    \_\_\_\_ No

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Schedule of Findings and Questioned Cost (Concluded)  
Year Ended December 31, 2024

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**Section II - Financial Statement Findings**

None

**Section III - Federal Award Findings and Questioned Costs**

None





**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Schedule of Cash and Investments

Year Ended December 31, 2024



**Glen Cove Community Development Agency**  
(A Component of the City of Glen Cove, New York)

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## **Independent Auditors' Report**

**The Board of Directors of the  
Glen Cove Community Development Agency**

### **Report on the Audit of the Schedule of Cash and Investments**

#### ***Opinion***

We have audited the Schedule of Cash and Investments ("Schedule") of the Glen Cove Community Development Agency ("Agency") (A Component Unit of the City of Glen Cove, New York), as of December 31, 2024, and the related notes to the Schedule.

In our opinion, the accompanying Schedule and related notes referred to above presents fairly, in all material respects, the cash and investments of the Agency as of December 31, 2024, in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Schedule. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Schedule***

Management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule that are free from material misstatement, whether due to fraud or error.

PKF O'CONNOR DAVIES, LLP  
500 Mamaroneck Avenue, Harrison, NY 10528 | Tel: 914.381.8900 | Fax: 914.381.8910 | [www.pkfod.com](http://www.pkfod.com)

PKF O'Connor Davies, LLP is a member firm of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

### ***Auditors' Responsibilities for the Audit of the Schedule***

Our objectives are to obtain reasonable assurance about whether the Schedule is free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the Schedule.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the Schedule, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the Schedule.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Schedule.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2025 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters with respect to the Schedule. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance with respect to the Schedule.

*PKF O'Connor Davies, LLP*  
PKF O'Connor Davies, LLP  
Harrison, New York  
March 25, 2025

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Schedule of Cash and Investments  
December 31, 2024

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Cash and equivalents	<u>\$ 619,175</u>
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See accompanying notes.

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**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Schedule of Cash and Investments  
Year Ended December 31, 2024

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**Note 1 - Organization**

The Glen Cove Community Development Agency ("Agency") was established to develop and maintain healthy, vibrant neighborhoods that provide economic opportunities for low and moderate income persons living in the City of Glen Cove, New York ("City"). The Agency, which is staffed by the City Community Development staff, utilizes an integrated approach by fostering partnerships among all levels of government and the private sector, including non-profit organizations. The Board of Directors are appointed by the City and is the legislative body responsible for the overall operation of the Agency.

The financial statements of the Agency have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units and the Uniform System of Accounts prescribed by the State of New York. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

**Note 2 - Summary of Significant Accounting Policies**

**Cash, Cash Equivalents, Investments and Risk Disclosure**

**Cash and Equivalents** - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and short-term investments with original maturities of less than three months from the date of acquisition.

The Agency's deposits and investment policies are governed by New York State statutes. Agency monies must be deposited in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposit accounts, time deposit accounts and certificates of deposit.

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 102% of all deposits not covered by Federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of New York State and its municipal and school district subdivisions.

**Investments** - Permissible investments include obligations of the U.S. Treasury, U.S. Agencies, repurchase agreements and obligations of New York State or its political subdivisions.

The Agency follows the provisions of GASB Statement No. 72, "*Fair Value Measurement and Application*", which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

**The Agency does not have any investments at December 31, 2024.**

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Notes to Schedule of Cash and Investments (Concluded)  
Year Ended December 31, 2024

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**Note 2 - Summary of Significant Accounting Policies** (Continued)

**Risk Disclosure**

**Interest Rate Risk** - Interest rate risk is the risk that the entity will incur losses in fair value caused by changing interest rates. The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Generally, the Agency does not invest in any long-term investment obligations.

**Custodial Credit Risk** - Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. GASB Statement No. 40, *"Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3"*, directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Agency's name. The Agency's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2024.

**Credit Risk** - Credit risk is the risk that an issuer or other counterparty will not fulfill its specific obligation even without the entity's complete failure. The Agency does not have a formal credit risk policy other than restrictions to obligations allowable under General Municipal Law of the State of New York.

**Concentration of Credit Risk** - Concentration of credit risk is the risk attributed to the magnitude of a government's investments in a single issuer. The Agency's investment policy limits the amount on deposit at each of its banking institutions.

\* \* \* \* \*



**Report on Internal Control Over Financial Reporting and on Compliance and  
Other Matters Based on an Audit of the Schedule of Cash and Investments  
Performed in Accordance With *Government Auditing Standards***

**Independent Auditors' Report**

**The Board of Directors of the  
Glen Cove Community Development Agency**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the Schedule of Cash and Investments ("Schedule") of the Glen Cove Community Development Agency ("Agency") (A Component Unit of the City of Glen Cove, New York) as of December 31, 2024 and the related notes to the Schedule, and have issued our report thereon dated March 25, 2025.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the Schedule, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the Schedule, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency's Schedule will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's Schedule is free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, investment policies established by the Agency and the New York State Comptroller investment guideline requirements as presented in Section 201.3(c) of the *Accounting, Reporting and Supervision Requirements for Public Authorities*, noncompliance with which could have a direct and material effect on the Schedule of Cash and Investments. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*PKF O'Connor Davies, LLP*

PKF O'Connor Davies, LLP

Harrison, New York

March 25, 2025



## **Glen Cove Community Development Agency**

(A Component Unit of the City of Glen Cove, New York)

Report to Those Charged with Governance

December 31, 2024

March 25, 2025

Prepared by

Robert A. Daniele, CPA

Partner

[rdaniele@pkfod.com](mailto:rdaniele@pkfod.com)

A large, stylized circular graphic that occupies the lower-left portion of the page. It consists of a thick, dark gray outer ring surrounding a white inner circle. Inside the white circle, the words "KNOW GREATER VALUE" are written in a bold, black, sans-serif font, stacked in three lines.

**KNOW  
GREATER  
VALUE**



March 25, 2025

Board of Directors and Members of the  
Glen Cove Community Development Agency  
9 Glen Street  
Glen Cove, New York 11542

We have audited the financial statements of the Glen Cove Community Development Agency ("Agency") (A Component Unit of the City of Glen Cove, New York) as of and for the year ended December 31, 2024 and have issued our report thereon dated March 25, 2025.

Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated December 6, 2022. Professional standards also require that we communicate to you the following information related to our audit.

We are pleased to be of service to you and the Agency and appreciate the opportunity to present our audit findings to you. We are also pleased to discuss other matters which may be of interest to you and to answer any questions you may have.

This information is intended solely for the information and use of Those Charged with Governance and management of the Agency and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*PKF O'Connor Davies, LLP*  
PKF O'Connor Davies, LLP

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## Appendices

- 1 – Corrected Misstatements
- 2 – Management Representation Letter
- 3 – About PKF O'Connor Davies, LLP

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## Status of the Audit

### Audit of Financial Statements

- Audit fieldwork is complete.
- The financial statements have been reviewed and issued by management.
- We have issued an unmodified report on the financial statements.
- PARIS report is required to be filed by March 31, 2025.

## Required Communications and Other Matters

Required Item	Comments
<b>Auditor's responsibility under professional standards and planned scope and timing of the audit</b>	<p>We have communicated such information in our engagement letters to you dated December 6, 2022. Generally, these responsibilities include:</p> <ul style="list-style-type: none"> <li>• Forming and expressing an opinion on the financial statements.</li> <li>• Obtaining <i>reasonable assurance</i> that the financial statements are free of material misstatements, whether caused by error or fraud.</li> <li>• Accumulating and communicating uncorrected misstatements to Those Charged with Governance ("TCWG").</li> <li>• Maintaining professional skepticism.</li> <li>• Communicating audit related matters that are, in our professional judgment, significant to TCWG.</li> </ul>
<b>Supplementary information accompanying the financial statements</b>	<p>Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.</p>
<b>Required supplementary information accompanying the financial statements</b>	<p>We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.</p>

Required Item	Comments
<b>Other information in documents containing audited financial statements</b>	Our responsibility as auditors for other information in documents containing the audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to determine that such other information is properly stated.
<b>Our responsibilities under the Yellow Book</b>	In connection with our audit we performed tests of the Agency's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests was not to provide an opinion on compliance with such provisions.
<b>Our responsibilities under Uniform Guidance (Federal Single Audit)</b>	In accordance with Uniform Guidance, we examined, on a test basis, evidence about the Entity's compliance with the types of compliance requirements described in the "U.S. Office of Management and Budget (OMB) Uniform Guidance Compliance Supplement" applicable to each of its major federal programs for the purpose of expressing an opinion on the Entity's compliance with those requirements. While our audit provided a reasonable basis for our opinion, it does not provide a legal determination on the Entity's compliance with those requirements.
<b>Responsibilities of management and TCWG</b>	<p>Management's responsibilities include:</p> <ul style="list-style-type: none"> <li>• The fair presentation of the financial statements, including the selection of appropriate accounting policies.</li> <li>• Establishing and maintaining effective internal control.</li> <li>• Complying with laws, regulations, grants and contracts.</li> <li>• Providing the auditors with all financial records and related information and a signed representation letter.</li> <li>• Evaluate if there are any conditions or events, considered in the aggregate that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.</li> <li>• Setting the proper tone at the top.</li> <li>• Designing and implementing policies and controls to prevent and detect fraud.</li> </ul> <p>TCWG are responsible for communicating with the auditors and overseeing the financial reporting process.</p>

Required Item	Comments
<b>Qualitative aspects of accounting practices - Accounting Policies</b>	<p>Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year, except for the adoption of the provisions of Governmental Accounting Standards Board Statement No. 101, "Compensated Absences".</p> <p>The accounting policies of the Agency conform to U.S. generally accepted accounting principles as applicable to state and local governments. The Agency's reports are based on all applicable GASB pronouncements.</p> <p>We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus.</p> <p>All significant transactions have been recognized in the financial statements in the proper period.</p>
<b>Qualitative aspects of accounting practices – Significant Unusual Transactions</b>	<p>No matters have come to our attention that would require us to inform you about the methods used to account for significant unusual transactions.</p>
<b>Qualitative aspects of accounting practices - Accounting Estimates and Management's Judgment</b>	<p>Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.</p> <p>Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Agency's financial statements were:</p> <ul style="list-style-type: none"> <li>• Actuarial assumptions related to the Other Postemployment Benefit Liability ("OPEB")</li> <li>• Actuarial assumptions and proportionate share calculations related to pension liabilities (assets)</li> <li>• Asset lives for depreciable capital assets</li> <li>• Estimates of certain receivable balances and allowances for uncollectible amounts</li> <li>• Estimates for certain operating and long-term liabilities</li> </ul>

Required Item	Comments
<b>Qualitative aspects of accounting practices - Financial Statement Disclosures</b>	<p>Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements are:</p> <ul style="list-style-type: none"> <li>• Other postemployment benefit liabilities payable</li> <li>• Pension plan information</li> <li>• Fund balances/net position</li> </ul> <p>The financial statement disclosures are neutral, consistent and clear.</p>
<b>Going concern</b>	<p>The auditor is required to communicate with TCWG events or conditions that, when considered in the aggregate; indicate a substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.</p> <p>We concur with management's assessment that the Agency will continue as a going concern for one year from the balance sheet date.</p>
<b>Significant Risks</b>	<p>Significant risks are defined as risks that require special audit consideration without regard to identified controls related to those risks. In most audits, one or more significant risks normally arise. We have identified the following significant risks in connection with our audit:</p> <p><b>Management override of internal controls</b></p> <p>Management is in a unique position to perpetrate fraud because of management's ability to manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating efficiently. Although the level of risk of management override of controls will vary from entity to entity, the risk is nevertheless present in all entities. Our audit procedures did not identify any management override of internal controls.</p> <p><b>Improper revenue recognition to due to fraud</b></p> <p>Auditing standards require the auditor to ordinarily presume that improper revenue recognition is a fraud risk on all audit engagements unless the auditor can conclude that the risk is not applicable to the entity. Our audit procedures did not identify any improper revenue recognition due to fraud.</p> <p>The audit procedures applied as a result of the aforementioned significant risks were designed to and have reduced the risk of material misstatement to low.</p>

Required Item	Comments
<b>Difficulties encountered in performing the audit</b>	We encountered no significant difficulties in dealing with management in performing and completing our audit.
<b>Corrected and uncorrected misstatements</b>	<p>Professional standards require us to accumulate all known and likely misstatements identified during the audit (including passed adjustments and omitted financial statement disclosures), other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.</p> <p>In addition, corrected misstatements that were brought to the attention of management as a result of our audit procedures are also included in Appendix 1.</p>
<b>Disagreements with management</b>	For purposes of this communication, a disagreement with management is a matter, whether or not resolved to our satisfaction, concerning financial accounting, reporting, or auditing, which could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of the audit.
<b>Management representations</b>	We have requested certain representations from management that are included in the management representation letter (see Appendix 2).
<b>Management's consultations with other accountants</b>	In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.
<b>Auditor independence</b>	We affirm that PKF O'Connor Davies, LLP is independent with respect to the Entity in accordance with relevant professional standards.
<b>Significant issues discussed with management prior to retention</b>	We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Entity's auditor. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



## Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Glen Cove Community Development Agency ("Agency") (A Component Unit of the City of Glen Cove, New York) internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control. Accordingly, we express no such opinion.

Professional standards require that we communicate to you, in writing, all significant deficiencies and/or material weaknesses in internal control that we identify in performing our audit. For this purpose, deficiencies in internal control are categorized as follows:

- A **deficiency in internal control** exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.
- A **material weakness** is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.
- A **significant deficiency** is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies, or material weaknesses and, therefore, there can be no assurance that all such deficiencies have been identified.

We did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above.

However, we share for your consideration on the following pages other observations about the internal control and operations.

This communication is intended solely for the information and use of management and others charged with governance and is not intended to be and should not be used by anyone other than these specified parties. We will be pleased to discuss these communications and comments in further detail at your convenience, or to assist you in implementing the recommendations.

*PKF O'Connor Davies, LLP*  
Harrison, New York  
March 25, 2025

**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

**Other Matters**

- **Fund Deficits**

The Section 8 Housing Choice Voucher Program Fund is in a deficit totaling \$410,881.

***Recommendation***

We suggest that the ensuing year's operations be monitored to ensure that the deficit is reduced or eliminated. We strongly suggest that the budget process continually be reviewed regarding areas where cost savings can occur and revenues may be increased.

- **Due From the Industrial Development Agency ("IDA")/Due to Community Development Agency ("CDA")**

During 2004, the City, CDA and IDA entered a tri-party Municipal Cooperation Agreement, regarding sharing of resources between the City and the Agencies.

As of December 31, 2024, \$946,753 was due to the CDA from the IDA for the Waterfront Development expenditures and payroll related items financed by the CDA's Community Development Block Grant and Other Grants. We had been advised, that it should only represent Waterfront expenditures advanced from the CDA but apparently also include payroll related items. The CDA could not identify only waterfront expenditures. The amounts were offset with a deferred inflow of resources as collection will occur at a later date.

***Recommendation***

We suggest the Agency review the details of the due to CDA and due from IDA and identify what the actual amount the IDA owes the CDA for this Waterfront Development Project.

- **Outstanding Accounts Receivables**

The Agency has outstanding receivables from Nassau County for the CDBG programs for over one year totaling approximately \$4,500.

***Recommendation***

The Agency should continue its efforts to collect the outstanding receivable balances. If it is determined that collectability is not likely, a Board resolution should be obtained to write off these amounts.

## On the Horizon

### **GASB Statement No. 102 – *Certain Risk Disclosures***

GASB Statement No. 102, "*Certain Risk Disclosures*", provides guidance on disclosures for risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration is defined as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

Under this Statement, a government is required to assess whether an event or events associated with a concentration or constraint that could cause substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. The requirements of this Statement are **effective for fiscal years beginning after June 15, 2024 (i.e., the Agency's financial statements for the year ended December 31, 2025).**

### **GASB Statement No. 103 – *Financial Reporting Model Improvements***

The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues as follows:

- Management's Discussion and Analysis ("MD&A") - This Statement requires that the information presented in the MD&A be limited to five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions or Conditions. The Statement requires that the detailed analyses within the MD&A should not only present the amounts or percentages of changes from the prior year, but also include explanations as to the reasons for the changes. The Statement emphasizes that only the most relevant information be presented by eliminating duplicative explanations and removing "boilerplate" discussions.
- Unusual or Infrequent Items - This Statement describes unusual or infrequent items as transactions and other events that are either unusual or infrequent in occurrence. Furthermore, governments are required to display the inflows and outflows related to each item separately as the last presented flow(s) of resources prior to the net change in resource flows in the government-wide, governmental fund, and proprietary fund statements.
- Presentation of Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position – This Statement requires that proprietary fund statements continue to distinguish between operating and nonoperating revenues and expenses as in the past. However, in addition to the subtotals currently presented, this Statement requires that a subtotal for *operating income (loss) and noncapital subsidies* be presented before reporting other nonoperating revenues and expenses. Subsidies are defined as (1) resources received from another party or fund (a) for which the proprietary fund does not provide goods and services to the other party or fund and (b) that directly or indirectly keep the proprietary fund's current or future fees and charges lower than they would be otherwise, (2) resources provided to another party or fund (a) for which the other party or fund does not provide goods and services to the proprietary fund and (b) that are recoverable through the proprietary fund's current or future pricing policies, and (3) all other transfers.

- Major Component Unit Information - This Statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If readability is reduced, combining statements of major component units should be presented after the fund financial statements.
- Budgetary Comparison Information – This Statement requires governments to present budgetary comparison information as Required Supplementary Information (similar to pension and other postemployment benefits reporting). Governments are also required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to the Required Supplementary Information.

The requirements of this Statement are **effective for fiscal years beginning after June 15, 2025 (i.e., the Agency's financial statements for the year ended December 31, 2026).**

#### **GASB Statement No. 104 – *Disclosure of Certain Capital Assets***

GASB Statement No. 104, "*Disclosure of Certain Capital Assets*", provides guidance on disclosures for capital assets to be presented by major class. The objective of this Statement is to provide government financial statement users with essential information about certain types of capital assets.

This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures. Leased assets recognized in accordance with GASB Statement No. 87, "*Leases*" and subscription assets recognized in accordance with GASB Statement No. 96, "*Subscription-Based Information Technology Arrangements*" should be separately disclosed. In addition, this Statement requires any other intangible assets other than these types to also be disclosed separately by major class.

This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this Statement are **effective for fiscal years beginning after June 15, 2025 (i.e., the Agency's financial statements for the year ended December 31, 2026)**

## Appendix 1

### Corrected Misstatements

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**Glen Cove Community Development Agency**  
(A Component Unit of the City of Glen Cove, New York)

Adjusting Journal Entries

December 31, 2024

Account	Description	Debit	Credit
<b>Section 8 - Housing Choice Voucher Program</b>			
<b>Adjusting Journal Entries JE # 4</b>			
To adjust allowance for accounts receivable from tenants per discussion with Program Administrator.			
7750	7750 - Bad debt Expense	14,072	
1115	1115 -+ Doubtful accounts allowance		14,072
<b>Total</b>		<u><u>14,072</u></u>	<u><u>14,072</u></u>

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## Appendix 2

### Management Representation Letter

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**Pamela D. Panzenbeck**

*Chairperson*

**Ann S. Fangmann**

*Executive Director*

**Phone: (516) 676-1625**

**Fax: (516) 759-8389**

**GLEN COVE**

## **COMMUNITY DEVELOPMENT AGENCY**

City Hall, 9 Glen Street, Glen Cove, NY 11542

March 25, 2025

PKF O'Connor Davies, LLP  
500 Mamaroneck Avenue, Suite 301  
Harrison, New York 10528

This representation letter is provided in connection with your audit of the basic financial statements of the Glen Cove Community Development Agency ("Agency") which comprise the respective financial position of the governmental activities, each major fund as of December 31, 2024, and the respective changes in financial for the year then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of the date of this letter, the following representations made to you during your audit:

### **Our Responsibilities**

- 1) We acknowledge that we have fulfilled our responsibilities as set forth in the terms of the engagement letters dated December 6<sup>th</sup>, 2022:
  - a) The preparation and fair presentation of the financial statements in accordance with US GAAP and include all properly classified funds and other financial information of the primary government required by generally accepted accounting principles to be included in the financial reporting entity. The individual fund financial statements have been prepared and presented in conformity with the accounting principles used to prepare the basic financial statements.
  - b) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
  - c) The design, implementation, and maintenance of internal control to prevent and detect fraud.
- 2) We understand that the term "fraud" refers to intentional acts by one or more individuals among management, those charged with governance, employees, or third parties, involving the use of deception that results in a misstatement in financial statements. Two types of intentional misstatements are relevant to your audit – misstatements resulting from fraudulent financial reporting and misstatements resulting from misappropriation of assets. Fraudulent financial reporting involves intentional misstatements,

including omissions of amounts or disclosures in financial statements to deceive financial statement users. Misappropriation of assets involves the theft of an Agency's assets.

- 3) In regard to the financial statement preparation non-attest services performed by you, we have:
  - a) Assumed all management responsibilities.
  - b) Designated individuals within senior management, who have suitable skill, knowledge, or experience to oversee the services.
  - c) Evaluated the adequacy and results of the services performed.
  - d) Accepted responsibility for the result of the services.
- 4) We are further responsible for reviewing, accepting and processing the standard, adjusting, or correcting journal entries that you proposed during the course of your engagement. We confirm that we designated a suitably qualified individual who understands the nature and impact of the proposed entries to the financial statements, and we accept responsibility for the proposed entries that we authorized and processed.
- 5) We acknowledge our responsibility for presenting the financial statements and supplemental schedules in accordance with US GAAP, and we believe the financial statements and supplemental schedules, including its form and content, is fairly presented in accordance with US GAAP. The methods of measurement and presentation of the financial statements and supplemental schedules have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

#### **Financial Statements**

- 6) The financial statements referred to above are fairly presented in conformity with US GAAP and include all disclosures necessary for such fair presentation. In that connection, we specifically confirm that:
  - a) The Agency's accounting policies, and the practices and methods followed in applying them, are appropriate and are as disclosed in the financial statements.
  - b) There have been no changes during the period audited in the Agency's accounting policies and practices.
  - c) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 7) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 8) The following, where they exist, have been appropriately disclosed to you and accounted for and/or disclosed in the financial statements in accordance with the requirements of US GAAP:
  - a) The identity of all related parties and related party relationships and transactions including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties.
  - b) Guarantees, whether written or oral, under which the Agency is contingently liable, if any.
  - c) The effects of all known actual, possible, pending or threatened litigation, claims, and assessments.
- 9) We have evaluated events subsequent to the date of the financial statements through the date of this letter, and no such events have occurred which would require adjustment or disclosure in the financial statements. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 10) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the Agency's accounts.

#### **Information Provided**

- 11) We have provided you with:
  - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.

- b) Communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices, if applicable.
  - c) Additional information that you have requested from us for the purpose of the audit.
  - d) Unrestricted access to persons within the Agency from whom you determined it necessary to obtain audit evidence.
  - e) Completeness and availability of all minutes of the meetings of the Board of Directors, or summaries of actions of recent meetings for which minutes have not yet been prepared.
  - f) All significant contracts and agreements
  - g) All documents and records provided electronically are accurate and complete reproductions of the original documents and records.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud. Based on our assessment, we did not identify any fraud risks that we believe would result in a material misstatement of the financial statements.
- 13) There are no deficiencies in the design or operation of internal control over financial reporting that are reasonably likely to adversely affect the Agency's ability to initiate, authorize, record, process, and report financial data reliably in accordance with US GAAP.
- 14) We have no knowledge of any fraud or suspected fraud that affects the Agency and involves:
- a) Management,
  - b) Employees who have significant roles in internal control, or
  - c) Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Agency's financial statements communicated by employees, former employees, regulators, or others.
- 16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.

#### **Hosting Services**

- 17) We acknowledge that electronic portals used during the audit are only a method of transferring data and the data may be deleted by you at any time.
- 18) We are responsible for maintaining our financial and non-financial information, licensing and hosting of any applications, and downloading and retaining anything you uploaded to such portal in a timely manner.

#### **Government—specific**

- 19) We have a process to track the status of audit findings and recommendations.
- 20) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 22) The Agency has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or net position.
- 23) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts and grant agreements that we believe have a material effect on the financial statements.

- 25) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 26) As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those non-audit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably with senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
- 27) The Agency has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Agency has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 29) We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
- 30) The Agency is not part of any joint ventures with an equity interest.
- 31) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
- 32) We have identified the Agency is a component unit of the City of Glen Cove, New York in accordance with the criteria enumerated in GASB Statement No. 61 *"The Financial reporting Entity: Omnibus and amendment of GASB Statements No. 14 and No. 34"*.
- 33) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 34) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
- 35) Receivables and loan receivable recorded in the financial statements represent valid claims against debtors for transactions arising on or before the balance sheet date and have been reduced to their estimated net realizable value.
- 36) Provisions for uncollectible receivables have been properly identified and recorded.
- 37) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 38) The Agency does not offer other post employment benefits.
- 39) We believe that the actuarial assumptions and methods used to measure pension liabilities and costs for financial accounting purposes are appropriate in the circumstances.
- 40) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 41) The Agency is a single fund entity with no internal activity.
- 42) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 43) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 44) Capital assets, including intangible assets, have been evaluated for impairment as a result of significant and unexpected decline in service utility. Impairment loss and insurance recoveries have been properly recorded.

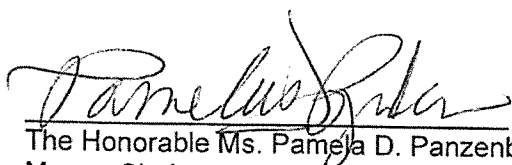
- 45) We have appropriately disclosed the Agency's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 46) We are following GASB Statement No. 54, paragraph 18, to determine the fund balance classifications for financial reporting purposes.
- 47) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 48) Tax abatement agreements have been properly disclosed in the notes to the financial statements, including the names of all governments involved, the gross amount and specific taxes abated, and additional commitments.
- 49) The Agency has agreements that meet the definition of leases contained in GASB Statement No. 87, "Leases". However, the total value of the lease agreements for the year ended December 31, 2024 was deemed immaterial, therefore, the related amounts and disclosures have been excluded from these financial statements.
- 50) The Agency has agreements that meet the definition of leases contained in GASB Statement No. 96, "Subscription-Based Information Technology Arrangements". However, the total value of the agreements for the year ended December 31, 2024 was deemed immaterial, therefore, the related amounts and disclosures have been excluded from these financial statements.
- 51) The Agency has employment contracts that require implementation of GASB Statement No. 101 "Compensated Absences". The Agency made available all relevant information and estimates related to the compensated absences. The related amounts and disclosures have been included in the financial statements.
- 52) With respect to federal award programs:
- a) We are responsible for understanding and complying with and have complied with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* ("Uniform Guidance"), including requirements relating to preparation of the schedule of expenditures of federal awards.
  - b) We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards ("SEFA") and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.
  - c) We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.
  - d) We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.
  - e) We are responsible for establishing, designing, implementing and maintaining, and have established, designed, implemented and maintained, effective internal control over compliance for federal

programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.

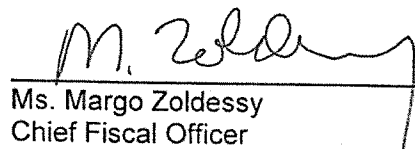
- f) We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.
- g) We have received no requests from a federal agency to audit one or more specific programs as a major program.
- h) We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement* (including its Addendum), relating to federal awards and confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards.
- i) We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditors' report.
- j) We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditors' report.
- k) Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR Part 200, Subpart E).
- l) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.
- m) We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- n) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- o) There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditors' report.
- p) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditors' report.
- q) Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- r) The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through Agency, as applicable.
- s) We have charged costs to federal awards in accordance with applicable cost principles.
- t) We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- u) We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.
- v) We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.



Very truly yours,

  
The Honorable Ms. Pamela D. Panzenbeck  
Mayor, Chairperson

  
Ms. Ann S. Fangmann  
Executive Director

  
Ms. Margo Zoldessy  
Chief Fiscal Officer

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## Appendix 3

### About PKF O'Connor Davies, LLP

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Founded in 1891, PKF O'Connor Davies has evolved from a regional accounting firm to an emerging national leader with more than 1,500 professionals and 19 offices in the U.S. Our team of top-notch professionals deliver a complete range of audit, tax and advisory services to a diverse and growing global client base. By bringing together a boutique firm culture with big-firm resources, we have a unique ability to connect with clients on a deeper level and create value where others can't.

### REGIONAL CONNECTIONS BACKED BY GLOBAL EXPERTISE

We are the lead North American firm in the PKF International network of independent accounting and advisory firms with offices in over 400 cities, in 150 countries around the world. It's a relationship that delivers unmatched access to global expertise and strengthens our ability to serve clients anywhere in the world as their needs and their businesses continue to evolve.

### PROACTIVE SERVICE MODEL, ENGAGED PARTNER BASE

With a proven, proactive service model and an engaged Partner base, PKF O'Connor Davies has built long-lasting, valuable relationships with our clients.

Our Partners are actively involved in the day-to-day management of engagements, ensuring a high degree of client service and cost effectiveness. The Firm's seasoned professional staff members employ a team approach to all engagements, providing clients with the utmost quality and timely services aimed at helping them succeed.

### KNOW GREATER VALUE

Our unwavering focus on value has consistently driven growth and delivered strong outcomes for our clients and our Firm. PKF O'Connor Davies currently ranks 26th on *Accounting Today's* 2024 "Top 100 Firms" list and continually gains acclaim as one of the country's fastest-growing firms. With more professionals, in more places every day, our teams are on the ground, at the ready and in the know. As the world changes, PKF O'Connor Davies clients will always **Know Greater Value.**

### INDUSTRY RECOGNITION

#26 "Top 100 Firms"

"Top Tax Firm"

"Leaders in 'Audit & Attest' and 'Consulting'"

#5 of the "Top Firms in the Mid-Atlantic"

— *Accounting Today*, 2024

"Best of Accounting Client Satisfaction"

— *ClearlyRated*, 2024

"Top Accountancy Advisory"

— *Family Wealth Report*, 2024

"America's Best Tax and Accounting Firms"

— *Forbes*, 2023

"Accounting/Due Diligence Firm of the Year"

— *The M&A Advisor*, 2024

#10 of the 50 "Best Accounting Employers to Work for in North America"

#1 in Five Categories: Best in Accounting and Overall Internships, Quality of Life, Compensation and Overall Diversity

— *Vault*, 2025

"Best Company to Work for in New York"

— *Rochester Business Journal* and *NYS Society for Human Resources Management*, 2025

"Best Places to Work in NYC"

— *Crain's New York Businesses*, 2024

"Best Places to Work in Westchester"

— *914/INC.*, 2025

"Top Workplaces in Western Connecticut"

— *Hearst Connecticut Media Group*, 2024

"Best Places to Work in New Jersey"

— *NJBIZ*, 2024

# KNOW GREATER VALUE

At PKF O'Connor Davies we maintain a relentless commitment to understanding each client's operations and financial history so we can uncover every challenge, help meet every objective and exceed expectations. Through our unwavering client focus we create deeper connections, delivering tailored support and expertise that drive real-world value.



## ACCOUNTING & ASSURANCE

- Agreed-Upon Procedures
- Audits, Reviews and Compilations
- Employee Benefit Plan Audits, including ESOPs
- Endowment Fund Accounting
- Peer Review Services
- Public Company Services
- Public Sector Audits and Compliance
- SOC - System and Organizational Control Reporting



## TAX SERVICES

- Business Tax
- Employee Benefit Planning and Tax Compliance
- International Tax (Asia, EU and Latin America Desks)
- Private Client Services
- R&D Tax Credit
- State and Local Tax (SALT)
- Trust and Estate Planning



## BUSINESS CONSULTING

- Bankruptcy
- ESG
- Litigation Support and Forensics (Fraud, Integrity Monitoring and Litigation Support)
- Operational and Cost Effectiveness
- Risk Advisory Services
  - Internal Audit
  - Regulatory Solutions (AML and SOX)
- Services Offered by PKF Clear Thinking – Turnaround Advisory, Performance Improvement and Creditors' Rights
- Strategy and Transformation
- Strategy and Transaction Advisory
  - Turnaround and Restructuring
  - PKF Investment Banking
    - Acquisition Advisory
    - Exit Readiness and Transaction Planning
    - M&A Cybersecurity and Data Privacy Advisory
    - Sell-Side Advisory



## TECHNOLOGY & CYBERSECURITY

- Cybersecurity and Privacy
  - Cybersecurity Maturity Model Certification (CMMC)
  - Dark Web Monitoring
  - Digital Forensic Services
  - General Data Protection Regulation (GDPR)
  - M&A Cybersecurity and Data Privacy Advisory
  - Penetration Testing
  - Virtual Chief Information Security Officer Services (vCISO)
- IT and Cybersecurity Audit
- Technology Advisory



## PRIVATE CLIENT SERVICES

- Family Office
- Private Business Owners
- Trust and Estate Planning



## OUTSOURCED SERVICES

- CFO Solutions
- Outsourced Accounting
  - Portfolio Company Accounting
- Recruitment Services
- Virtual Chief Information Security Officer Services (vCISO)

"PKF O'Connor Davies" is the brand name under which PKF O'Connor Davies LLP and PKF O'Connor Davies Advisory LLC, independently owned entities, provide professional services in an alternative practice structure in accordance with applicable professional standards. PKF O'Connor Davies LLP is a licensed CPA firm that provides attest services and PKF O'Connor Davies Advisory LLC and its subsidiary entities provide tax and advisory services. PKF O'Connor Davies is a member of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.



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