

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:

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