Resolution offered by Mayor Spinello and seconded by

RESOLUTION OF THE CITY OF GLEN COVE CITY COUNCIL

DESIGNATING A PROJECT AREA FOR REDEVELOPMENT, AUTHORIZING PREPARATION OF A PRELIMINARY PLAN, AND REFERRING PRELIMINARY PLAN TO GLEN COVE PLANNING BOARD AND SCHOOL DISTRICT

WHEREAS, RXR Glen Isle Partners, LLC is the designated redeveloper (the "Redeveloper") of the Garvies Point Mixed-Use Waterfront Redevelopment Project, encompassing approximately 56-acres on the north side of Glen Cove Creek (the "Property" or "Project Site"), in the MW-3 Zoning District, in the City of Glen Cove ("City") (said project, the "Waterfront Project"); and

WHEREAS, the Glen Cove Industrial Development Agency ("IDA") and/or Glen Cove Community Development Agency ("CDA") own, occupy, use, possess and control approximately 52 acres of the Waterfront Project Site (the "Agency Owned Property"); and

WHEREAS, the IDA designated the Redeveloper's predecessor in interest as the "qualified and eligible redeveloper" of the Property, by Resolution adopted on May 13, 2003; and

WHEREAS, the IDA and CDA are in contract to sell the Agency Owned Property to the Redeveloper pursuant to a certain Contract for Sale of Land for Private Redevelopment, dated as of May 14, 2003, as amended (the "Agreement"); and

WHEREAS, the other approximately 4 acres of the Project Site are privately owned and consist of what are commonly known as the Gateway Properties, which are expected to be acquired by the Redeveloper and/or IDA pursuant to the Agreement, and will be redeveloped as part of the Waterfront Project; and

WHEREAS, under Section 4.01(a) of the Agreement, IDA is obligated to consider in good faith any application by Redeveloper for financial assistance, including with respect to issuing tax exempt and/or taxable bonds to fund infrastructure costs related to the Waterfront Project; and

WHEREAS, consistent with the Agreement, on June 19, 2015, the Redeveloper submitted a request (the "Request") to the City Council to designate the approximately 56-acre Project Site as a Project Area for purposes of studying the potential for the City to issue tax increment financing bonds pursuant to Article 18-C of the New York General Municipal Law (the "Redevelopment Law"); and

WHEREAS, only the City is authorized under the Redevelopment Law to issue tax increment financing bonds; and

WHEREAS, the Redevelopment Law declares, among other things, that it is the policy of New York State “to protect and promote the sound development and redevelopment of blighted areas,” and that it is in the “public interest . . . to advance or expend public funds” to facilitate such redevelopment of blighted areas; and

WHEREAS, there are many benefits to the City and its residents from the Waterfront Project, including, but not limited to, by bringing the City’s blighted waterfront back to life, enjoying the new approximately 29 acres of parks and other public amenities/open space, creating significant new jobs both during and post-construction, and attracting new residents and visitors to the City, who would support local businesses and service establishments; and

WHEREAS, the Redeveloper has represented to the City, IDA and CDA that the Waterfront Project and the reuse of the waterfront is unlikely to succeed without financial assistance in the form of proceeds of tax increment bonds due to, among other reasons, the significant challenges and costs involved in redeveloping a site with a history of industrial contamination and substandard infrastructure; and

WHEREAS, recognizing the significant public benefits of the Waterfront Project, the City is desirous of studying the potential to issue tax increment financing bonds pursuant to the Redevelopment Law to fund certain infrastructure and other public improvements necessary for the Waterfront Project, consistent with the terms of the Agreement; and

WHEREAS, tax increment bond financing provides, in general, that the increased real property taxes generated by the Waterfront Project are used to repay the bondholders, with the remainder available to cover the costs to pay for the City’s, School District’s and County’s essential services; and

WHEREAS, together with the Request, the Redeveloper also submitted (i) its current proposed Planned Unit Development Master Development Plan for the Waterfront Project, (ii) a Feasibility Study and Preliminary Plan, with Exhibits, including the City’s Urban Renewal Plans, and the Redeveloper’s market feasibility study and (iii) an Environmental Assessment Form, in accordance with Redevelopment Law Sections 970-d and 970-e (collectively, the “Supporting Documents”); and

WHEREAS, the City Council and its special counsel and bond counsel have reviewed the Supporting Documents; and

WHEREAS, as described in the Preliminary Plan, the Project Site is blighted within the meaning of the Redevelopment Law; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council (i) finds that the Project Site is blighted within the meaning of the Redevelopment Law, (ii) formally designates the Project Site as a Project Area for redevelopment, and (iii) finds that the PUD Master Development Plan is a feasible redevelopment project, all based on the Supporting Documents and other documents incorporated therein by reference, in accordance with Sections 970-d and 970-e of the Redevelopment Law; and be it

FURTHER RESOLVED, that the City Council authorizes the preparation of a Preliminary Plan in accordance with Section 970-e of the Redevelopment Law, and acknowledges that it has already received a Preliminary Plan prepared pursuant to the requirements set forth in Section 970-e of the Redevelopment Law; and be it

FURTHER RESOLVED, that the City Council hereby refers the Preliminary Plan to the City of Glen Cove Planning Board and the Glen Cove School District pursuant to Sections 970-e and 970-f(o) of the Redevelopment Law, respectively, and authorizes all parties necessary to effectuate such referral; and be it

FURTHER RESOLVED, that this Resolution shall take effect immediately.

- Individual file links

Resolution 6B

Resolution offered by Mayor Spinello and seconded by

WHEREAS, the Purchasing Agent was authorized to advertise for bids for Supervisory Control and Data Acquisition (SCADA) for water facilities; and

WHEREAS, Eagle Control Corporation**.**, submitted the lowest responsible bid; and

WHEREAS, it is in the best interest of the City to accept such bid;

NOW, THEREFORE, BE IT RESOLVED, that the Purchasing Agent is hereby authorized to accept the bid of Eagle Control Corporation, 23 Old Dock Road, Yaphank 11980, in the amount of $419,700.

Resolution 6C

Resolution offered by Mayor Spinello and seconded by

RESOLUTION OF THE CITY COUNCIL ESTABLISHING BENEFITS

UNDER VOLUNTEER AMBULANCE WORKERS' LAW §5(1)(b)

WHEREAS, the City of Glen Cove provides members of the Glen Cove Volunteer EMS Corps with benefits under the Volunteer Ambulance Workers' Benefits Law; and

WHEREAS, Chapter 496 of the Laws of the State of New York was enacted on December 17, 2014, which amended Subdivision 1 of Section 5 of the Volunteer Ambulance Workers' Benefits Law to provide greater coverage to its members when they provide emergency services to the public outside of their regular jurisdiction prior to the arrival of the ambulance company, ambulance department, or any unit thereof that is responsible for emergency healthcare in the area, before an emergency officer in command arrives on the scene**;**

WHEREAS, is the intent of the City Council for the City of Glen Cove to make available to the members of Glen Cove Volunteer EMS Corps all of the coverage provided by the recent amendment to the Volunteer Ambulance Workers' Benefits Law;

NOW, THEREFORE, BE IT RESOLVED,

1. Whenever a volunteer ambulance worker of the Glen Cove Volunteer EMS Corps while, within the state performing duties in an area other than his or her own related to the delivery of emergency health care prior to the arrival of the ambulance department, ambulance company, or any unit thereof that is responsible for the provision of such care in that area such volunteer ambulance worker shall be entitled to coverage under paragraph (b) of §5(1) the Volunteer Ambulance Workers' Benefits Law.

Resolution 6D

Resolution offered by Mayor Spinello and seconded by

RESOLUTION OF THE CITY COUNCIL AMENDING BENEFITS FOR THE

GLEN COVE VOLUNTEER FIRE DAPARTMENT UNDER

GENERAL MUNICIPAL LAW 209-i-1B

WHEREAS, the City of Glen Cove provides members of the Glen Cove Volunteer Fire Department with benefits under the Volunteer Firefighter Benefits Law; and

WHEREAS, Chapter 496 of the Laws of the State of New York was enacted on December 17, 2014, which amended and added General Municipal Law 209-i-1-b to provide greater coverage to its members when volunteer firefighters provide emergency services to the public outside of their regular jurisdiction before an officer in command arrives on the scene**;**

WHEREAS, is the intent of the City Council for the City of Glen Cove to make available to the members of the Glen Cove Volunteer Fire Department all of the coverage provided by recent amendment of General Municipal Law Section 209-11-b;

NOW, THEREFORE, BE IT RESOLVED,

1. Whenever a volunteer firefighter of the Glen Cove Volunteer Fire Department provides services under General Municipal Law Section 209-i when there is no jurisdictional officer in command present, such volunteer fire fighter shall be entitled to coverage under the Volunteer Firefighter Benefits Law provided by the Glen Cove Volunteer Fire Department for the provision of such services.

2. Upon the arrival of a jurisdictional officer in command, such volunteer firefighter shall report to such officer and offer his/her services to assist such fire company or fire department. If such offer of assistance is not accepted, then the volunteer firefighter of the Glen Cove Fire Department must immediately cease providing any additional service at the scene of the emergency.

Resolution 6E

Resolution offered by Mayor Spinello and seconded by

WHEREAS, on March 24, 2015, the City Council authorized the Mayor to

enter into an Inter-Municipal Consortium Agreement with the Town of Oyster Bay and the Town of North Hempstead, for the purpose of administering programs under the Workforce Investment and Opportunity Act (WIOA); and

WHEREAS, on June 5, 2015 the City and aforementioned Towns received new guidance from NYS Department of Labor to adopt a new Multijurisdictional Agreement; and

WHEREAS, the City of Glen Cove has reviewed the new WIOA agreement and agrees with the amendments; now

BE IT RESOLVED, the Mayor is hereby authorized to enter into a new multi-jurisdictional WIA agreement, as amended, with the Town of Oyster Bay and the Town of North Hempstead in accordance with the WIOA.

Resolution 6F

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby authorizes the Mayor to enter into a contract agreement with the Glen Cove School District, for permission to fuel its vehicles at the City's fueling facilities at the Department of Public Works yard on Morris Avenue, Glen Cove.

Resolution 6G

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby approves Budget Amendments submitted and reviewed by the City Controller.

(See Attached)

Resolution 6H

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby authorizes the City Attorney to settle the following claim in full and final settlement:

Name	**Claim No.**	**Amount**
Anthony Castro	GC 15-2506	$2,733.72
Edward Sturm	GC 15-2514	$1,348.73

Resolution 6I

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby authorizes the Church of St. Rocco to conduct a pyrotechnic display on August 1, 2015, with a rain date of August 2, 2015, at approximately 9:00 p.m. with a duration of approximately 7-10 minutes, pending the following conditions are adhered to:

1. Recommendation for event from Nassau County Bomb Squad;
2. A member of the Nassau County Police Department Arson/Bomb Squad will be present at the event;
3. Having present at time and place of event City of Glen Cove Volunteer Fire Department.

Resolution 6J

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City of Glen Cove is hereby authorized to conduct a pyrotechnic display on July 4, 2015, with a rain date of July 5, 2015, at approximately 9:00 p.m. with a duration of approximately 18 – 20 minutes, pending the following conditions are adhered to:

4. Recommendation for event from Nassau County Bomb Squad;
5. A member of the Nassau County Police Department Arson/Bomb Squad will be present at the event;
6. Having present at time and place of event City of Glen Cove Volunteer Fire Department.

Resolution 6K

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the Youth Bureau is hereby authorized to enter into a contract agreement with Zumba Consultant, Cindy Bonilla, with a fee of $30.00 per hour, effective July 1, 2015 through December 31, 2015.

Resolution 6L

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby authorizes the Business Improvement District (BID) to hold their annual “Downtown Sounds” on Friday nights, July 3, 2015 through August 28, 2015, close School Street and Glen Street, and erect lawn signs.

Resolution 7A

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby appoints the following persons to the Youth Bureau as indicated:

Name	**Position**	**Salary**	**Effective Date**
Monica Salinas	Youth Service Worker	$8.00 per hour	7/6/15-8/30/15
Melissa Rivas	Youth Service Worker	$8.00 per hour	7/6/15-8/30/15

Funding: A 7050-51123

Name	**Position**	**Salary**	**Effective Date**

Thalia Henderson	Seasonal Laborer	$8.75 per hour	5/26/15-8/31/15
Kai Williams	Seasonal Laborer	$8.75 per hour	5/26/15-8/31/15
Nafessa Ali	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Kniel Barnes	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Thais DeLima	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Szymon Frye	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Max Garcia	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Mason Kletter	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Mayan Letellier	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Skylar Losee	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Julian Monteforte	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Ashley Morace	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Destiny Olvera	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Roman Olvera	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Kelvin Rivas	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Laisha Rivera	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Kevin Rodriguez	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Devon Thurmond	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Jose Ventura	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
James Wiese	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Kayann Wilkinson	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15
Julianna Willson	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15

Jae'leen Wilson	Seasonal Laborer	$7.00 per hour	7/1/15-8/31/15

Funding: A 7050-51120

Resolution 7B-1

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby amends Resolution 7F-1, dated May 26, 2015, as it relates to the following persons, as indicated:

Name	**Adopted 5/26/2015**	**Amended Salary**
Greg J. Speranza	$8.00 per hour	$8.50 per hour
Kirsten Grady	$11.00 per hour	$11.25 per hour
Kyle Grady	$11.25 per hour	$11.50 per hour

Resolution 7B-2

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the City Council hereby appoints the following persons to Parks and Recreation as indicated:

Name	**Position**	**Salary**	**Effective Date**
Stefania Belcastro Gizzo	Recreation Leader	$30.00 per hour	7/6/15 – 8/14/15

Marissa Grosso Marino	Recreation Leader	$23.00 per hour	7/6/15 – 8/14/15
Pamela Aulson	Recreation Leader	$18.75 per hour	7/6/15 – 8/14/15
Emily Anderson	Recreation Leader	$10.25 per hour	7/6/15 – 8/14/15
Barbara Edwards	Recreation Leader	$10.25 per hour	7/6/15 – 8/14/15
Brian Flynn	Bus Driver	$18.25 per hour	7/6/15 – 8/14/15
Gary Conway	Bus Driver	$15.50 per hour	7/6/15 – 8/14/15
Ronald Albano	Bus Driver	$14.50 per hour	7/6/15 – 8/14/15
Andrew LaRosa	Bus Driver	$14.75 per hour	7/6/15 – 8/14/15
Andrew Greenberg	Bus Driver	$14.50 per hour	7/6/15 – 8/14/15
Steven Basile, Jr.	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Jamie Downer	Recreation Leader	$11.00 per hour	7/6/15 – 8/14/15
Nicole Eichenholtz	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Alexandra Franklin	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Damon Garner	Recreation Leader	$11.00 per hour	7/6/15 – 8/14/15
Nicholas Pappachristou	Recreation Leader	$10.75 per hour	7/6/15 – 8/14/15
Megan Peet	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Mario Serrano	Recreation Leader	$10.25 per hour	7/6/15 – 8/14/15
Kevin Antoniotti	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15

Heather Arena	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Fiorella Avalos	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Dylan Basile	Recreation Leader	$8.75 per hour	7/6/15 – 8/14/15
Michael Battaglia	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Nicole Bedell	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Doreen Beglin	Recreation Leader	$16.00 per hour	7/6/15 – 8/14/15
Devin Best	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Kayla Brady	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Dominic Brasiello	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Rosa Brasiello	Recreation Leader	$10.50 per hour	7/6/15 – 8/14/15
Jared Buehre	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Cullen Burnett	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Kristopher Calderon	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Alessandra Cappiello	Recreation Leader	$8.25 per hour	7/6/15 – 8/14/15
Joseph Cappiello	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Dane Caufield	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Danielle Christian	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Francesca Cimieri	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Victoria Cimieri	Recreation Leader	$9.50 per hour	7/6/15 – 8/14/15
Michael C. Colangelo	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15

Jacqueline Coronel	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Antonella D'Ambrosio	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Elena D'Ambrosio	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Magdalena D'Ambrosio	Recreation Leader	$11.00 per hour	7/6/15 – 8/14/15
Linesha Davis	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Diana Delgado	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Diana Delgrosso	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Kelvin DeLeon	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Sara Demarino	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Alexandria DiCaterino	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Richard DiLorenzo	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Ryan DiPaolo	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Sean Drennan	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Katherine Dunn	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Janet Durso	Recreation Leader	$17.00 per hour	7/6/15 – 8/14/15
Stephanie Espino	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Anthony A. Famigliette	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Anthony D. Famigliette	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15

Joshua Figueroa	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Christian Filippone	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Jennifer Fiorino	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Brandon Fribbley	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Deborah Galante	Recreation Leader	$11.25 per hour	7/6/15 – 8/14/15
Tajah Garner	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Andrew Gerin	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Jennifer Giambrone	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Melissa Guillen	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Emma Gomez-Delvalle	Recreation Leader	$11.50 per hour	7/6/15 – 8/14/15
Catherine Hatala	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Michael Hatala	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Christopher Horton	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Talor LaCapria	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Valerie C. Lawson	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Sharayad Letellier	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Alexander Lupenko	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Kaitlin Maccarone	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Martina Marrazzo	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Lauren Martinez	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Candra McCoy	Recreation Leader	$8.25 per hour	7/6/15 – 8/14/15

Franklin Mickens	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Miguel Mojica	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Erin Moore	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Kayla Morrissey	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Brenna Mundell	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Nicole Ninesling	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Brian O'Connell	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Brandon Oh	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Evan Pajuelo	Recreation Leader	$8.25 per hour	7/6/15 – 8/14/15
Lindsey Payton	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Michael Payton	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Amara Phillip	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Danielle Pilla	Recreation Leader	$10.00 per hour	7/6/15 – 8/14/15
Rachel Ranieri	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Melissa Ricciardi	Recreation Leader	$17.00 per hour	7/6/15 – 8/14/15
Felicia Ritchie	Recreation Leader	$16.00 per hour	7/6/15 – 8/14/15
Nicole Rizzo	Recreation Leader	$9.50 per hour	7/6/15 – 8/14/15
Raymond Salazar	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Paula Savinetti	Recreation Leader	$8.25 per hour	7/6/15 – 8/14/15
Viola Sawyer	Recreation Leader	$9.00 per hour	7/6/15 – 8/14/15
Isabella Sicuranza	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Amber Solomito	Recreation Leader	$8.75 per hour	7/6/15 – 8/14/15

Juan Stewart	Recreation Leader	$7.50 per hour	7/6/15 – 8/14/15
Jasmine Taylor	Recreation Leader	$8.00 per hour	7/6/15 – 8/14/15
Randall Taylor	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Vincent Termini	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Victoria M. Tripp	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Jessica Ventura	Recreation Leader	$9.00 per hour	7/6/15 – 8/14/15
Melanie Wiese	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Grace Woods	Recreation Leader	$7.25 per hour	7/6/15 – 8/14/15
Howard Woods II	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Alyssa Zangari	Recreation Leader	$7.75 per hour	7/6/15 – 8/14/15
Carina Zupa	Recreation Leader	$8.50 per hour	7/6/15 – 8/14/15
Valentina Contreras	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Christian Cruz	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Francesca DiCaterino	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Gabrielle Ermmarino	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Lauren Friedman	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Joseph Grella	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Sam Israel	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
John Luzynski	Recreation Leader	$300 per summer	7/6/15 – 8/14/15

Kevin Monahan	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Brianna Pfaff	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Jason Ventura	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Morgan Vignali	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Joseph Yee	Recreation Leader	$300 per summer	7/6/15 – 8/14/15
Shari Ambramson	EMT	$10.00 per hour	7/6/15 – 8/14/15
Veronica Brodnansky	EMT	$10.00 per hour	7/6/15 – 8/14/15
Joseph Callahan	EMT	$10.00 per hour	7/6/15 – 8/14/15
Georgina D'Ambrini	EMT	$11.50 per hour	7/6/15 – 8/14/15
Alejandra Huidobro	EMT	$10.00 per hour	7/6/15 – 8/14/15
Daryl Maloney	EMT	$10.75 per hour	7/6/15 – 8/14/15
Kevin Messina	EMT	$10.75 per hour	7/6/15 – 8/14/15
Stephanie Nassani	EMT	$10.50 per hour	7/6/15 – 8/14/15
Charles Oliver	EMT	$10.75 per hour	7/6/15 – 8/14/15
Owen Valance	Lifeguard	$11.00 per hour	6/20/15 – 10/1/15
Sara Tenke	Lifeguard	$10.00 per hour	6/20/15 – 10/1/15

Funding:

Resolution 7C

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that Adam Sechter is hereby appointed as Deputy City Attorney, with City Attorney's Office, $50.00 per hour, effective June 24, 015.

Funding: A1420-51120

Resolution 7D

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that Richard Rugolo is hereby appointed as Plumbing Inspector, with Building Department, $40.00 per hour, effective June 24, 2015.

Funding: A3620-51120

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the following persons are hereby appointed as part-time Auxiliary Police Members, with Auxiliary Police, $7.25 per hour, effective June 24, 2015:

Agueda Lopez

Shirley Winston

Milagritos Morales

Funding: A3310-51120

Resolution 8A

Resolution offered by Mayor Spinello and seconded by

BE IT RESOLVED, that the following persons are hereby appointed to the Ethics Review Board effective as indicated:

Name	**Effective Date**
Fred Moore	June 24, 2015 – June 2, 2016
John DiMascio	June 24, 2015 – June 23, 2017
Brenda Wech	June 24, 2015 – June 23, 2018
Michael Belisimo	June 24, 2015 – June 23, 2019
Cindy Rogers	June 24, 2015 – June 23, 2020

Supporting Documents:
See Below

Tax Increment Financing Feasibility Study

and

Preliminary Redevelopment Plan

for the

Garvies Point Mixed-Use Waterfront Development

Glen Cove, New York

Submitted by:

RXR Glen Isle Partners, LLC

Submitted to:

Glen Cove City Council

June 19, 2015

TABLE OF CONTENTS

I INTRODUCTION 1

II SURVEY AREA STUDIES 2

III SECTION 970-e PROJECT AREA 5

a) Project Boundaries

b) Land Use, Streets, Population Density

c) Purposes of this Article

d) Conformance to the City's Master Plan

e) Impact on Surrounding Neighborhood

f) Why Redevelopment Would Not be Undertaken Without this Article

g) Environmental Impact Statement

EXHIBITS

1- Project Area

2- Amended PUD Master Plan

3 – Environmental Assessment Form

APPENDICES

A - Garvies Point Urban Renewal Area Blight Study, Stuart Turner & Associates, August 1990.

B - For-Sale and For-Rent Residential Marketability Study of Garvies Point: The Weitzman Group, Inc. February 2, 2015

C- Garvies Point Urban Renewal Plan and Amendments:

- December 1976
- First Amendment: October 1980
- Second Amendment: November 1990
- Third Amendment: June 2005

I. Introduction

RXR Glen Isle Partners, LLC, is the designated redeveloper (the "Redeveloper") of the Garvies Point Mixed-Use Waterfront Redevelopment Project (the "Project"), encompassing approximately 56-acres on the north side of Glen Cove Creek (the Project Site," or "Project Area", Exhibit 1), in the MW-3 Zoning District, in the City of Glen Cove ("City"). The Glen Cove Industrial Development Agency ("IDA") designated the Redeveloper's predecessor in interest as the "qualified and eligible redeveloper" by Resolution adopted on May 13, 2003.

The Project is described in the Draft Environmental Impact Statement ("DEIS") submitted by the Redeveloper to the City Planning Board, as Lead Agency, in June 2009, and the Final Environmental Impact Statement ("FEIS") submitted to the City Planning Board on May 6, 2011, pursuant to the State Environmental Quality Review Act ("SEQRA"). The Planning Board conducted a full coordinated SEQRA review of the Project's Planned Unit Development ("PUD") Master Development Plan. The Planning Board's SEQRA review culminated in the adoption of environmental findings on December 23, 2011. The Planning Board also issued a Special Use Permit approving the PUD Master Development Plan on December 23, 2011. The City Council served as an Involved Agency in the coordinated SEQRA review, including reviewing the plans and providing comments to the Planning Board.

The IDA and/or the Glen Cove Community Development Agency ("CDA") own(s) approximately 52 acres of the Project Site (the "Agency Owned Property"). IDA and CDA are in contract to sell the Agency Owned Property to the Redeveloper pursuant to a certain Contract for Sale of Land for Private Redevelopment, dated as of May 14, 2003, as amended (the "Agreement"). The other approximately 4 acres of the Project Site are privately owned and consist of what are commonly known as the Gateway Properties. They are expected to be acquired by the Redeveloper and/or IDA pursuant to the Agreement, and will be redeveloped as part of the Project as shown on the PUD Master Development Plan.

The development of the Project is a public-private partnership. Without the City's and IDA's financial participation and support, the Project cannot be constructed as described in the DEIS, FEIS and Agreement. Consistent with the Agreement, the City is considering the issuance of "tax increment financing" ("TIF") bonds pursuant to Article 18-C of the New York General Municipal Law (the "Redevelopment Law") to fund certain eligible infrastructure and other public improvements necessary for the Project. The Redevelopment Law declares, among other things, that it is the policy of New York State "to protect and promote the sound development and redevelopment of blighted areas," and that it is in the "public interest . . . to advance or expend public funds" to facilitate such redevelopment of blighted areas. The use of tax increment bond financing allows for infrastructure and other public improvements to be supported by the increased real property tax revenue generated by the Project, and not by the general revenues of the City. The increased real property tax revenue is to be used to (i) repay the bondholders and (ii) pay the costs of the City's, School District's and County's essential

services. Any excess tax revenue goes to the City, School District and County. Widely and successfully used throughout the United States, tax increment financing is an indispensable self-financing tool used to help local governments redevelop urban renewal areas and encourage economic development.

More specifically, in tax increment financing, the current assessed value of all properties in a designated project area (i.e., the tax increment financing district) is established as the "base value." As redevelopment in the TIF district increases the assessed values of the redeveloped properties, a portion of the additional tax revenue generated by the increase in assessed value over the base value is set aside, and committed for debt service on tax increment financing bonds. The proceeds from the bonds would be used for the construction of the required infrastructure and other public improvements. The tax revenue generated by the base value in the tax increment financing district would continue to be general revenue of the City, and usable for any purpose.

Tax increment financing is permitted only in connection with a feasible redevelopment plan within a designated project area duly adopted by the City. As mentioned, the City Planning Board approved the PUD Master Development Plan for the Project in 2011. The Planning Board also approved the PUD Site Plan and Subdivision for Phase One of the Project in November 2014. The Planning Board will continue to review the PUD Site Plan and Subdivision applications for the individual phases of the Project, which implement the PUD Master Development Plan. The IDA and CDA have also reviewed and approved the conceptual development plans for the Project under the Agreement, and participated in the Planning Board's SEQRA review as Involved Agencies. In addition, the Blight Study and Urban Renewal Plans mentioned below were prepared for the CDA.

On June 12, 2015, the Redeveloper submitted to the Planning Board an Application for Amended PUD Master Development Plan Approval (the "2015 PUD Master Development Plan"). The 2015 PUD Master Development Plan includes 1,110 residential units, no hotel, 25,000 Gross Square Feet ("GSF") of total retail, 50,000 GSF of office, 1,644,932 GSF of total residential development, 1,719,932 GSF of total private development (with an 18% allowance to increase to 1,828,128 GSF for changes in unit geometry for development blocks not yet fully designed), as well as significant public amenities and open spaces. The 2015 PUD Master Development Plan is currently being reviewed and will be finalized shortly by the Planning Board and other agencies.

The proposed tax increment financing would be used to finance the costs of the required infrastructure and public requirements identified in the 2015 PUD Master Development Plan, subject to its final approval by the Planning Board. The Redeveloper, City, IDA and CDA are working on determining the actual amount of tax increment financing bonds that potentially would be issued to cover the costs of construction of infrastructure and other public improvements, subject to completion of all necessary procedures under the Redevelopment Law, including a Public Hearing, and review by the Planning Board, School District and County of

Nassau. The City is also being assisted throughout this process by its own financial and economic consultants, HR&A Advisors, Inc. ("HR&A"). No final decisions regarding the issuance of TIF bonds have been (or can be) made at this juncture.

This Report has been prepared by the Redeveloper for the City. The purposes of this Report include the provision of the information required for designation of a Project Area for redevelopment, as prescribed in Redevelopment Law Sections 970-d and 970-e. The proposed Project Area for redevelopment pursuant to the Redevelopment Law is the entire approximately 56-acre Project Site, including the Gateway Properties. This Report serves as both the feasibility study required under Redevelopment Law Section 970-d, and the Preliminary Plan required under Redevelopment Law Section 970-e. This Report concludes that the proposed Project Area is "blighted" within the meaning of the Redevelopment Law, and that a redevelopment project (i.e., the proposed 2015 PUD Master Development Plan) is feasible. This conclusion is based, in part, on the studies and findings made previously by the City, IDA and CDA, and Planning Board in connection with the redevelopment of the area commonly known as Garvies Point. These prior studies and findings include, but are not limited to, the Garvies Point Urban Renewal Plan, as amended, the Garvies Point Urban Renewal Area Blight Study, the Glen Cove Creek Revitalization Plan, the DEIS and FEIS for the Project, and the SEQRA Findings Statement adopted by the Planning Board. These documents and all other documents referenced in this Report are incorporated herein by reference.

II. Survey Area Studies

As per Section 970-d of the Redevelopment Law, the area identified as being potentially feasible for redevelopment shall be subject to "such studies as are necessary to determine the feasibility of such redevelopment." The studies previously prepared for Garvies Point, and which apply to the Project Area, are described below.

Blight Study

The designation of a redevelopment study area pursuant to Redevelopment Law Section 970-d is based on the boundaries of the 2015 PUD Master Development Plan for the Project. The Project Area includes within its boundaries the Garvies Point Urban Renewal Area, as amended (Third amendment dated June 2005). The Urban Renewal Area had been designated as being "blighted" in accordance with the requirements of Article XV of New York State General Municipal Law, as described below. As noted in the preamble to the Agreement, "the CDA has undertaken a program for the acquisition, clearance, re-planning, reconstruction and neighborhood rehabilitation of slum and blighted areas in the City of Glen Cove and in this connection has been engaged in carrying out an urban renewal project originally known as the "Urban Renewal Plan for the Garvies Point Urban renewal Area."

The Project Area also includes certain lands adjoining the Urban Renewal Area on the north, including properties on both sides of Dickson Street. This extended area includes the 26-acre Li

Tungsten Federal Superfund site, which was considered to be blighted based on its high levels of contamination, as well as other factors similar to some of those identified in the Urban Renewal Area. As described below, this extended area north of Herb Hill Road and on both sides of Dickson Street was also targeted for redevelopment within "Sector 3" of the *Glen Cove Creek Revitalization Plan*.

In August 1990, Stuart Turner & Associates prepared a blight study of the Garvies Point area on behalf of the CDA (Appendix A). The purpose of the Blight Study was to consider whether it would be appropriate to extend the boundaries of the existing Garvies Point Urban Renewal Area farther to the east to encompass additional land along Glen Cove Creek. The Study examined the area to identify any blighting influences that might be present that would inhibit the area from realizing its economic development potential. Among the negative influences that the blight study identified within the Garvies Point area were the following:

- Subsoil contamination by and/or storage of hazardous substance, including a Superfund site
- Air pollution and odors from the incinerator
- Offensive odors from the sewage treatment facility
- Deteriorated buildings representing approximately 25 % of the total structures
- Inadequate maintenance
- Obsolete structures
- Abandoned structures
- Deteriorated condition of vacant land
- Poor street alignment
- Deteriorating curbs and sidewalks
- Flood proneness
- Deteriorated or non-existent bulkheading
- Sunken vessels in the waterway
- Open storage of garbage
- Improperly maintained and screened sites used for storage
- Inadequate off-street parking

While not every property in the Garvies Point area was found to exhibit blighting factors, some were subject to multiple negative influences. These blighting factors were evidenced and displayed in the Study on a series of maps supported by photographs.

The Blight Study was reviewed by the City Council and, based on the information contained therein, the City Council declared the Garvies Point area to be a "substandard or insanitary area" in accordance with Article XV of New York State General Municipal Law and, therefore, an area suitable for urban renewal.

The factors leading to the Urban Renewal Area designation served as the rationale for expanding the Garvies Point Urban Renewal Area. The Urban Renewal Plan for Garvies Point has been amended a number of times, with the Third Amendment dated June 2005. Having previously designated a redeveloper for Garvies Point, it became necessary to eliminate the blighting factors in order to facilitate the desired development at Garvies Point. In recent years, progress has been made by the City, the IDA and the Redeveloper to eliminate some of the blighting factors. This process was recognized and financially aided by the designation of Glen Cove as one of the 16 original Brownfields Showcase communities by the federal government for its efforts to remediate and reuse polluted sites. These efforts have included extensive work to clean and remediate the Superfund site at Gatsby's Landing and other polluted properties, to demolish vacant and/or deteriorated structures, and to make infrastructure improvements to support the redevelopment. As a result, substantial funds have been expended on the clean-up and improvement of the Project Area. While some of the blighting factors have been removed or reduced, the Project Area continues to require clean-up and infrastructure improvements in order to be ready for the proposed redevelopment, which has not yet taken place. It awaits the implementation of tax increment financing to assist in readying the development sites, and in completing the necessary remediation.

Market Study

The feasibility of the proposed redevelopment of the Project, including pursuant to the 2015 PUD Master Development Plan, has been thoroughly evaluated, including by the City Planning Board during its SEQRA review of the currently approved PUD Master Development Plan. The relevant market studies were annexed to the FEIS, and are also annexed (as updated to reflect the 2015 PUD Master Development Plan) to this Report. Over a period of several years, a series of studies on the marketability of the proposed uses was commissioned by the Redeveloper and reviewed by the City, the IDA and their professional consultants. The result of those analyses, updated periodically to reflect evolving market trends, was to refine the proposed development program to enhance its potential for success.

In considering the marketability of the proposed 2015 PUD Master Development Plan, the Redeveloper commissioned an updated residential market analysis (Appendix B) entitled:

- For-Sale and For-Rent Residential Marketability Study of Garvies Point: The Weitzman Group, Inc.

The Weitzman Marketability Study concluded, among other things, that:

- The development's housing components will be marketable.

- The mixed-use nature of the development contributes significantly to the marketability of the residential units, which in turn contribute to the viability of developing non-residential uses.
- The uses proposed for Garvies Point are further enhanced by the close proximity of downtown Glen Cove.
- There will be a range of prospective residents attracted to the Garvies Point development.
- The depth of market will be among empty nester households from the primary market area.
- There appears to be significant market depth for the proposed homes.
- A significant level of site preparation work must be undertaken to improve conditions and enhance the site's residential marketability

As mentioned, like the Weitzman Marketability Study, various earlier market analyses over a period of several years also determined that the Project's residences will be marketable, and redevelopment of the Project Area will be feasible, provided that the clean-up and improvement of the Project Area are completed. It is to accomplish and finance those efforts that TIF funding is being proposed and subject to review by the City, in conjunction with its professional consultants from HR&A.

In summary, the Project Area is "blighted" within the meaning of the Redevelopment Law based on, among other things, the Garvies Point Urban Renewal Area, as amended, and the 26-acre Li Tungsten Federal Superfund site designation. Further, a redevelopment project in the Project Area, i.e., the proposed 2015 PUD Master Development Plan, is feasible based on the Weitzman Marketability Study.

III. Section 970-e Project Area

Under Redevelopment Law Section 970-e, in connection with the designation of a Project Area for redevelopment, the next step is for the legislative body to provide for the preparation of a "preliminary plan" for the redevelopment project. The preliminary plan for the proposed redevelopment Project is set forth below, in accordance with the information required under Redevelopment Law Section 970-e.

a) Project Boundaries – The Project Area is approximately 56 acres located on the north side of Glen Cove Creek. It includes properties on the south side of Garvies Point Road and Herb Hill Road, as well as certain properties north of those roads on either side of Dickson Lane. The area includes the Garvies Point Urban Renewal Area previously designated by the Glen Cove City Council. A Map of the Project Area is attached as Exhibit 1.

b) Land Uses, Streets, Population Density – The redevelopment of Garvies Point is intended to revitalize the currently blighted, underperforming properties along the north side of Glen Cove Creek as an active, mixed-use waterfront neighborhood. The PUD Master Development Plan approved by the Planning Board included a mix of residential, commercial, cultural, retail, recreational and entertainment uses, new marinas and a hotel linked by a continuous public esplanade of parks and walks. In total, the plan included 860 residential units, 250 hotel rooms, 50,000 sf of offices, 25,000 sf of retail, 85 boat slips, and approximately 26 acres of open space and public amenities. To provide the Redeveloper with the flexibility necessary to respond to changing market conditions, the approval issued by the Planning Board included the ability to vary the mix and amount of uses while staying within certain established criteria on factors such as the total number of housing units, the mix of rental versus owner units, building height, and others. As mentioned above, the current proposed Amended 2015 PUD Master Development Plan would eliminate the hotel, and contain 1,110 residential units, approximately 29 acres of open space/public amenities, and the other uses previously approved.

The layout of principal streets within the Project Area would be the same as currently exists. The City is proposing to implement substantial improvements to Garvies Point Road and Herb Hill Road under the separate Garvies Point Road/Herb Hill Road Reconstruction Project. The Project also includes a series of internal roadways to facilitate access in and around the Project Site, as shown on the PUD Master Development Plan.

In terms of population density, the approved PUD plan called for 860 dwelling units, with a mix of 1, 2, and 3-bedrooms. In the FEIS, an alternative with up to 1,110 units and no hotel was also found to be acceptable in terms of environmental impact. The proposed 2015 Amended PUD Master Plan (Exhibit 2) reflects that mix of uses. As stated in the findings, this program mix of no hotel/1,110 units would generate an estimated population of approximately 2,437 persons, or an increase of 533 persons as compared to the base plan of 860 residential units. The Planning Board found that this alternative would increase the pool of residents in close proximity to the downtown to support downtown businesses.

c) Purposes of this Article - The main objective of Article 18-C is "to protect and promote the sound development and redevelopment of blighted areas" and, as noted in the Introduction, to accomplish this through the use of coordinated public and private efforts. Adoption of a redevelopment plan for the Garvies Point area, and the potential issuance of TIF bonds, would enable the Redeveloper, City, IDA and CDA to continue what has been a cooperative, long-term effort to redevelop a long-blighted area of Glen Cove, and to restore it to active, economically vibrant use for the benefit of current and future City residents and businesses.

The establishment of a redevelopment project in the Project Area would also be beneficial to the City and its residents by resulting in approximately 29 acres of parks and other public amenities/open space, creating significant new jobs both during and post-construction, and attracting new residents and visitors to the City, who would support local businesses and service establishments. The Project would alleviate blighting conditions, and prevent further deterioration along Glen Cove Creek. In sum, the redevelopment of the Project would effectuate the purposes and promote the objectives set forth in Section 970-b of the Redevelopment Law.

d) Conformance to the City's Master Plan – The plans for the development of the Garvies Point Project Area were guided not only by the City's Master Plan, but also by several public policy documents. These include the prior *Glen Cove Master Plan* (1961, updated 1966, 1974 and 1980), the current *Glen Cove Master Plan (2010)*, the *Glen Cove Creek Revitalization Plan ("GCCRP")*, the *Third Amended Urban Renewal Plan for the Garvies Point URA ("URP")*, the *Harbor Management Plan for Hempstead Harbor* ("HMP"), the *Long Island Sound Study*, and the *Long Island Sound Coastal Management Program*, including the City of Glen Maritime Center Designation. Some of the key policy elements impacting Garvies Point from these documents are summarized below.

Public policy for the proposed redevelopment of the Project Area is expressed in the *Glen Cove Creek Revitalization Plan.* Prepared in December of 1996, the GCCRP consists of an area analysis and master plan to redevelop those areas around Glen Cove Creek, dividing the entire area into seven unique and distinct sectors. Areas north of the creek, proposed to be redeveloped in the Project Area pursuant to the 2015 PUD Master Development Plan, are located within Sectors 2 and 3 of the GCCRP. The GCCRP proposed new commercial, retail, maritime and entertainment uses, as well as supporting and enhancing existing light industrial uses. Although not formally adopted, the plan served as a key guide for redevelopment actions to rejuvenate the waterfront and benefit existing businesses within downtown Glen Cove.

Another important public policy document adopted for the area, originally predating the GCCRP, was the *Urban Renewal Plan for the Garvies Point Urban Renewal Area* (1976) which was followed by amendments in 1980 and 1990. The most recent amendment, the third, was prepared by Stuart Turner and Associates in June 2005 (Appendix C). The plan provides for, among other things:

- The elimination of the substandard conditions that help impede the proper development of the area;
- The provision of opportunities to revitalize and redevelop the City's waterfront with water-dependent and water-enhanced commercial, residential and public and private recreational facilities; and

- The provision of sites for new residential development to create new home-ownership opportunities and taxes.

More specifically, the plan describes its intent and proposed land uses for the Glen Cove Creek corridor, in part, as follows:

- Permit and encourage a range of water-dependent and water-enhanced uses so that the City's valuable waterfront resource is utilized properly and in a manner that will ensure an attractive waterfront setting for a variety of appropriate and sustainable uses that are beneficial to both the City's residents and waterfront property owners;
- Guide the redevelopment of portions of the GPURA that contain structures considered to be substandard and uses that are blighted or are blighting influences on the north of Glen Cove Creek with uses more appropriate to this strategic location within the community;
- Assure that development optimizes the waterfront location and encourages water-dependent and water-enhanced uses, public access and use of the waterfront for residents, visitors and/or employees of the area and the entire Glen Cove community;

The Third Amended version of the URP (June 2005) stated that all of the property within the original URA had been acquired by the City, and additional properties located within the URA may be acquired in furtherance of the URP purposes, such as to eliminate blighting influences, as long as properties are used in accordance with the amended version of the URP. The basic objectives of the plan remain the same, with the addition of promoting new home-ownership opportunities and tax ratable returns.

The boundary of the Urban Renewal Area ("URA") included all of Sector 2 and a portion of Sector 3 (south of Herb Hill Road) of the GCCRP, as well as areas on the east and south sides of Glen Cove Creek. The amended MW-3 District language was incorporated within the Plan for the URA, making the Plan consistent with the zoning for the area. The entire Project Area which is the subject of this proposed redevelopment plan is located within the MW-3 District.

Adopted in 1999, the MW-3 zoning district was created specifically for the Glen Cove Creek area. The district, as amended in November of 2004, permits and encourages a mix of permitted and discretionary uses that focus on water-dependent, water-enhanced and other related uses. Such discretionary uses include residential, commercial, light industrial, cultural, hospitality, entertainment, recreation and other related uses allowed by special use permit by the Glen Cove Planning Board, subject to the conditions as set forth in the MW-3 ordinance and the GPURP.

As stated by the zoning text, "The purpose of this district is to permit and encourage a range of water-dependent and water-enhanced uses and other related uses within the

Glen Cove Creek corridor so that the City's valuable waterfront resources are utilized properly and in a manner that will ensure an attractive waterfront setting for a variety of appropriate uses that are beneficial to the City's residents, waterfront property owners and business community. A further purpose is to establish a zoning framework conducive to the creation of an attractive mixed-use community with residential/ retail/ commercial, business/ recreation/ tourist/ entertainment and cultural components. The intent is to create a marketable and sustainable development that will benefit the City and the surrounding environment."

Building on much of the work that preceded it, the *2010 Master Plan for the City of Glen Cove* references Glen Cove Creek and the Project in several places, including the following:

- P.9, Goals and Objectives: "Maintain Glen Cove Creek's maritime character, as well as manage redevelopment to encourage increased accessibility and recreational amenities along with a mix of complementary uses."
- P.13: Map 6: Proposed Land Use Plan: Garvies Point area is designated with the following: "Encourage revitalization of the waterfront; allow mixed-use development and significant open space"
- P.16: Notes that the Project was proposed for land that was "severely polluted, including hazardous waste," and that the City was in the process of negotiating with the developer and reviewing plans.
- P.129 In its discussion of the City's waterfront, the Master Plan stated that, "from the outset of the Master Plan and its outreach process it was assumed that the Glen Cove Creek waterfront redevelopment would go forward, in keeping with the concepts put forward in past planning and agreements."

Based on the above, it is clear that the proposed redevelopment of Garvies Point has evolved from a joint public/private partnership aimed at cleaning up and revitalizing this key location in Glen Cove. As currently proposed, the plan for redevelopment in the Project Area is consistent with both the broad goals and the more specific recommendations of the City's Master Plan and other relevant policy documents, as well as the MW-3 zoning. As such, it would help to satisfy multiple public objectives in terms of housing, recreation, environmental protection and enhancement and economic development.

e) Impact on Surrounding Neighborhood – It is anticipated that the Project will bring the long-awaited revitalization of the City's waterfront to fruition. The Project was subject to a comprehensive SEQRA review, culminating in adoption of Environmental Findings in December 2011 by the Glen Cove Planning Board in its role as Lead Agency for SEQRA purposes. Among the issues evaluated by the Planning Board was the potential for impacts on local residents and surrounding neighborhoods. The Board's relevant conclusions include the following:

- P.44: "The Planning Board finds that the project would have a positive land use impact, and that any adverse environmental impacts from the project on land use have been minimized to the maximum extent practicable"
- P.60 Traffic: "The majority of the study intersections will operate at acceptable levels of service,." with the implementation of mitigation measures "to minimize delay and lane movement impacts." The Board also found (p.66) "that there will not be the potential for significant traffic to be added to the local neighborhood streets north of the Site as a result of the Project."
- P.68 Pedestrian Improvements: The board found that "the Project will have a positive impact on pedestrian circulation and safety throughout the Project Site."
- P.72 Noise: The Planning Board found that "the Project's potential adverse noise impacts...have been minimized to the maximum extent practicable."
- P.91 Aesthetics: "The Planning Board finds that the Project will enhance the visual and aesthetic character of the Project Site and surrounding area."

Based on these and other findings by the Planning Board, the redevelopment will have a positive impact on residents in the surrounding neighborhoods.

f) Why Redevelopment Would Not be Undertaken Without this Article –

The Garvies Point Project would not be economically feasible without the use of tax incremental financing bonds to pay the costs for the construction of essential infrastructure and other public improvements and amenities needed to support the redevelopment. The vehicle for that assistance is the tax increment financing authorized by the Redevelopment Law. As mentioned above, tax increment financing has been successfully used throughout the United States to help local governments redevelop urban areas and encourage economic development.

With the tax increment financing, long-overdue improvements to the obsolete infrastructure systems in the Garvies Point area would be realized — improvements that are required not only for the subject Project, but for the revitalization of the entire area. The Project's open space will be available to the residents of Glen Cove and the public at large. Roads and utilities would be upgraded, and decaying bulkheads would be replaced. The waterfront will be revitalized through the addition of multiple public uses including public marinas, bicycle paths, walking trails, children's play areas, a public amphitheater and more. Together these improvements would make the Project Area attractive for redevelopment, and would support the City's broader revitalization goals.

g) Environmental Impact Statement – As described above, the Project was subject to a comprehensive SEQRA review. Following preparation of both Draft and Final

Environmental Impact Statements, the Planning Board adopted Environmental Findings which discussed the SEQRA process that had been undertaken – including the opportunities for public comment and input – and the conclusions reached as to each potential adverse impact, and the mitigation measures necessary to reduce or eliminate such impacts. As part of the Findings, the Planning Board certified that the requirements of 6 N.Y.C.R.R. part 617 had been complied with in full and that, after weighing and balancing the relevant impacts with social, economic and other considerations, from among the reasonable alternatives, "the Proposed Action (including the flexibility scenarios thereunder) is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable." (p.135). It further found that the Proposed Action "balances potential adverse impacts against potential beneficial impacts."

Accordingly, the potential environmental impacts of the Garvies Point Project – for which TIF bond proceeds are proposed to be used by the City to fund infrastructure and other public improvements – have been fully studied and mitigated under SEQRA. The Planning Board is currently reviewing the proposed amended 2015 PUD Master Development Plan, including any necessary additional SEQRA review. As an Involved Agency, the City may rely upon the Planning Board's environmental findings related to the approved PUD Master Development Plan, and any additional SEQRA determinations made regarding the 2015 PUD Master Development Plan.

An Environmental Assessment Form (Exhibit 3), which incorporates by reference the prior SEQRA Findings, is submitted as part of this Report. The City will use the EAF and any other relevant information to make its own SEQRA determination with respect to the legislative action of potentially issuing TIF bonds under the Redevelopment Law.

Exhibits

1- Project Area Survey

2- Amended PUD Master Plan

3 - Environmental Assessment Form

Appendices

A - Garvies Point Urban Renewal Area Blight Study, Stuart Turner & Associates, August 1990.

B - For-Sale and For-Rent Residential Marketability Study of Garvies Point: The Weitzman Group, Inc.

February 2, 2015

C- Garvies Point Urban Renewal Plan and Amendments:

- December 1976
- First Amendment: October 1980
- Second Amendment: November 1990
- Third Amendment: June 2005

Exhibits

1. Project Area

2. Amended PUD Master Plan

3. Environmental Assessment Form

Appendices

A. Garvies Point Urban Renewal Area Blight Study, August 1990

B. For-Sale and For-Rent Residential Marketability Study of Garvies Point, February 2, 2015

C. Garvies Point Urban Renewal Plan and Amendments
   - December 1976
   - First Amendment: October 1980
   - Second Amendment: November 1990
   - Third Amendment: June 2005

Multi Jurisdictional Chief Elected Officials Agreement

Request for Initial Designation of

Local Workforce Development Area: **Oyster Bay-North Hempstead-Glen Cove**
(Name)

The Supervisor of The Town of Oyster Bay, the Supervisor of the Town of North Hempstead, and the Mayor of the City of Glen Cove, acting on their authority as the Chief Elected Officials, enter into this agreement in accordance with the Workforce Innovation and Opportunity Act (herein referred to as WIOA) § 107 [c] [1] [B]. The Supervisor of The Town of Oyster Bay, the Supervisor of the Town of North Hempstead, and the Mayor of the City of Glen Cove are Chief Elected Officials, as defined in WIOA § 3 [9], and enter into this agreement to organize and implement activities pursuant to WIOA and as proposed by the Governor of the State of New York for the purpose of administering WIOA in the Town of Oyster Bay, the Town of North Hempstead and the City of Glen Cove.

Part 1- Designation of the Chief Elected Official

The Supervisor of the Town of Oyster Bay shall be designated as the Chief Elected Official for purposes of administering WIOA and for entering into and implementing agreements in accordance with that Act.

Part 2- Designation of Grant Recipient and Local Governmental Grant Sub recipient / Incorporated Fiscal Agent

1. The Chief Elected Officials recognize they are jointly responsible for WIOA Funds and agree to the appointment of the Supervisor of the Town of Oyster Bay as the Grant Recipient who bears the fiduciary responsibility for these funds with the New York State Department of Labor.
2. The Grant Recipient designates the Department of Intergovernmental Affairs' Division of Employment and Training to be the local grant sub recipient/fiscal agent to assist the Grant Recipient with the administration of the grant funds.
3. The local grant sub recipient/fiscal agent shall disburse such funds for grant activities at the direction of the Local Workforce Development Board (LWDB.)
4. The Chief Elected Officials agree that the designated local governmental grant sub recipient/fiscal agent has reliable internal controls for financial management and disbursement of funds.
5. The name of the area is the "Oyster Bay-North Hempstead-Glen Cove Workforce Development Area."

Part 3- Composition of and Designation of Workforce Development Board

1. The Supervisor of the Town of Oyster Bay, will establish and appoint a Workforce Development Board (LWDB) to assist and carry out provisions of WIOA §§107 [a] & [b]. Subject to the requirements of Section 2 of Part 3 below, the Supervisor of the Town of Oyster Bay, prior to making appointments to the LWDB, shall solicit recommendations for appointments from the Chief Elected Officials of the LWDA. The Supervisor of the Town of Oyster Bay shall appoint those members as have been recommended by the Chief Elected Officials.
2. Every effort will be made to balance the selection geographically throughout the Oyster Bay-North Hempstead-Glen Cove Workforce Development Area as well as balance the selection of large and small business, and other related factors to as accurately as possible reflect the landscape of the Oyster Bay-North Hempstead-Glen Cove Workforce Investment Area.
3. Modification of membership may be completed at any time by the LWDB once established subject to the confirmation and concurrence of the Supervisor of the Town of Oyster Bay, as set forth in Part 1 above.
4. With the exception of the annual regional meeting of the three Long Island LWDBs, the location of meetings of the LWDB shall be rotated between the Town of Oyster Bay, the Town of North Hempstead and the City of Glen Cove.

Part 4 – Designation of One Stop Services and other responsibilities

1. As required by Section 121 (a) of WIOA, the Supervisor of the Town of Oyster Bay, in cooperation with the Workforce Development Board, shall develop, administer, and approve the appropriate Memoranda of Understanding in establishing no less than one facility known as One Stop Center in the Oyster Bay-North Hempstead-Glen Cove Workforce Investment Area.

2. The Supervisor of the Town of Oyster Bay shall also:
   - Review and approve the 4-year local plan developed by LWDB, as required by WIOA § 108(a);
   - Review and approve actions taken by the board to designate One Stop Operators as required by WIOA § 121 (d) (1);
   - Review and approve monitoring activities by the LWDB as required by WIOA § 121 (a)(3);
   - Review and approve the budget of the LWDB, as required by WIOA § 107(d)(12)(A); and
   - Negotiate and reach agreement on local performance accountability measures with the LWDB and the Governor as required under WIOA § 107(d)(9).

Part 5 – Duration, Modification, Settlement and Rescission of Agreement

1. This Agreement becomes effective upon the concurrent acceptance by the municipalities with the authorized signature of the Chief Elected Officials of each municipality.
2. This Agreement may only be modified or amended in writing with the mutual consent of all the municipalities as evidenced by the authorized signatures of the Chief Elected Officials.
3. Non-concurrence between the municipalities shall be resolved as expeditiously as possible. Representatives of the municipalities shall meet and confer with one another to resolve issues of non-concurrence. If concurrence cannot be reached within a reasonable amount of time, steps shall be taken towards resolution through the State.
4. This Agreement (including any subsequent amendments) shall stay in effect until such time as: 1) federal or state authority ceases for the Oyster Bay-North Hempstead-Glen Cove Workforce Development Area to serve as the local implementation means for job-training programs or 2) any party acts to rescind this Agreement. Formal action seeking a rescission must be taken at least six months prior to the conclusion of the program year. The effective date of the rescission would then be the close of that program year.

TOWN OF OYSTER BAY

_____
Supervisor

TOWN OF NORTH HEMPSTEAD

_____
Supervisor

CITY OF GLEN COVE

_____
Mayor

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

BUDGET AMENDMENT FORM

GCF-1 (7/08)

BUDGET YEAR 2015

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	EST. REVENUE INCREASE (DECREASE)	APPROPRIATION INCREASE (DECREASE)
A7030-43580	SENIOR CENTER - STATE GRANT	12,000.00	
A7030-55438	SENIOR CENTER - CONTRACTUAL		12,000.00
A7035-43580	SENIOR CENTER – STATE GRANT	5,000.00	
A7035-55438	SENIOR CENTER - CONTRACTUAL		5,000.00

Reason for Amendment: To adjust funding for two grants for the Senior Center from the State of NY.

The $12,000 grant is to fund various senior programs after hours one day a month from 5pm to 9pm.

The $5,000 grant is to fund various activities in the Adult Day program to help with dementia and Alzheimer's.

Department Head Signature: _____ **Date:** 6/10/2015

City Controller Approval: _____ **Date:** 6/10/2015

City Council Approval–Resolution Number:_____ **Date:**