

TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY

January 26, 2022, BOARD MEETING MINUTES

Call to Order

Chairperson Lamont R. Bailey of the Town of North Hempstead Community Development Agency (the “Agency”) called the meeting to order via Zoom at 3:49 PM.

Attendance

Board Members present:

Lamont R. Bailey

Ralph Kreitzman

Jeffrey M. Greilsheimer

Rodney A. Caines

Dolores Sedacca

Agency Staff present:

Rosemary A. Olsen, Executive Director

Joseph Santamaria, Assistant Executive Director/Project Manager

Minutes of Meeting Held on October 26 & December 21, 2021

Upon the motion of Mr. Bailey, the minutes of the meetings held on October 26 and December 21, 2021, were filed.

Executive Director’s Report (“ED”)

The Executive Director’s Report consisted of the following:

US Treasury Emergency Rental Assistance Program (“ERAP”)

The Town of North Hempstead (the “Town”) approved the selection of Community Development Corporation of Long Island, Inc. (“CDCLI”) as the community-based organization (“CBO”) undertaking the marketing and outreach of the Town’s ERAP program. The Town approved the Agency as the Town’s administrator of the CBO contract. The Town and the Agency joined with the Nassau County Office of Community Development (“OCD”) to

coordinate the selection process for the Community Based Organization through a Notice of Funding Availability process.

The Town has subsequently been notified that additional funding will be available for the ERAP program.

Municipality	Round 1 Allocation	Round 2 Allocation	High Need Allocation	Total	10% - Local Share for Outreach, etc.
Nassau County	\$1,798,077.50	\$1,422,734.60	\$3,459,037.40	\$6,679,849.50	\$667,984.95
North Hempstead	\$6,849,809.30	\$5,419,933.50	\$0.00	\$12,269,742.80	\$1,226,974.28

The Agency anticipates sufficient funding to assist between 500-600 households in North Hempstead.

The NYS application portal remains open as of the date of this report. The NYS OTDA link is <https://otda.ny.gov/programs/emergency-rental-assistance/> for the online portal, eligibility, and other information.

Our community outreach program currently focuses on assisting tenants and landlords in completing application submissions.

Applications by Zip Codes as of January 24, 2022. The count may include some duplicate applications.

Zip Code		Rent Arrears Count	Prospective Arrears Count	Utility Arrears Count
11001	Floral Park	10	9	1
11020	Great Neck /Lake Success	17	14	5
11021	Great Neck/ Great Neck Plaza	67	53	14
11023	Great Neck	45	38	13
11024	Great Neck / Kings Point	20	17	6
11030	Manhasset / Plandome	14	13	4
11040	New Hyde Park / Garden City Park	51	43	11
11042	New Hyde Park	1	1	0
11050	Port Washington /Sands Point	100	78	33
11501	Mineola	67	59	19
11507	Albertson	9	8	1
11514	Carle Place	22	18	7
11547	Glenwood Landing	1	1	0
11548	Greenvale	2	2	0
11568	Old Westbury /Westbury	4	2	1
11576	Roslyn	14	10	4
11577	Roslyn Heights	18	11	8
11590	Westbury / New Cassel	160	119	36
11596	Williston Park / East Williston	13	12	4
Total		635	508	167

ERAP Payments to landlords by NYS OTDA:

New York State Emergency Rental Assistance Program Rent Arrears and Prospective Rent Payments by Jurisdiction through January 10, 2022								
Jurisdiction	Rent Arrears			Prospective Rent			Total Amount Paid	Average Amount
	Payments	Amount	Average Amount	Payments	Amount	Average Amount		
Town of North Hempstead	174	\$2,787,528.58	\$16,020.28	139	\$924,781.20	\$4,395.66	\$3,712,309.78	\$21,335.11

Community Development Block Grant (“CDBG”) Program:

The Agency administers CDBG funding for the unincorporated areas of the Town. HUD allocates funding to Nassau County on a formula basis for municipalities that have signed a cooperation agreement for the Nassau Urban County Consortium. All Towns, Cities, and Incorporated Villages in Nassau County are welcome to sign the cooperation agreement with the OCD. The CDBG program is intended to provide a suitable living environment, decent housing, and expanding economic opportunities for low to moderate-income persons. Funds are allocated based on how funding may be used to further the Nassau County Five-year Consolidated Plan goals.

For further information, go to:

<https://www.nassaucountyny.gov/1524/Community-Development>.

Nassau County OCD hosts the first public hearing for the CDBG 48th program year on Thursday, January 27, 2022, at 6:00 PM via Zoom. Information about the County’s public hearing is available on the County website (see link above).

The Agency will host a local public meeting for the CDBG 48th year on February 17, 2022, at 3:00 PM via Zoom

Affirmatively Furthering Fair Housing, Equity, and Inclusion:

Title VIII of the Civil Rights Act of 1968, known as the Fair Housing Act, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act. This requirement is known as “affirmatively further fair housing” or “AFFH.” The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are: Race, Color, National Origin, Religion, Sex (including gender, gender identity, sexual orientation, and sexual harassment), Familial Status, and Disability. Generally, in administering programs and activities relating to housing and community development, the federal government, HUD, and its recipients must:

- Determine who lacks access to opportunity and address any inequity among protected class groups

- Promote integration and reduce segregation
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity.

Nassau County adopted the Nassau County Consortium Five Year Plan for HUD CDBG, HOME, and ESG Grant Funding (2020-2024). They also adopted the Fair Housing Assessment (the Analysis of Impediments to Fair Housing Choice). As a result, the Agency must prepare and submit a Fair Housing Activity Statement for each annual application for CDBG funds. To receive funds, the Agency is obligated to form a Fair Housing Committee to respond to help prepare the statement. It should cover the activities of the Town, Agency, and Housing Authority. The County FHAS Report template is more extensive due to the new plan, the Garden City fair housing lawsuit settlement, and outstanding fair housing complaints filed with HUD.

The Agency and the interagency Fair Housing Assessment Committee are completing a Fair Housing Activity Statement (FHAS), which must be filed with the OCD by January 31, 2022, to apply for funds. The Fair Housing Assessment Committee includes staff from the Agency, Planning Department, Town Attorney's Office, and Housing Authority. We are also working on completing activities in support of the FHAS.

Operations: -

Nassau County Office of Community Development ("OCD"): chart of account funding commitment balance of January 7, 2022, is \$1,452,288.37.

Cash Balances as of January 11, 2022:

- Citibank –Lump Sum Account - \$ 438,025.54
- Citibank – Escrow Account - \$ 12,050.23
- Valley National Bank - Program Income Account - \$ 614,057.63

Agency cash deposits received as of 07/13/2021:

- Harris Beach PLLC Escrow Account Various Matters: \$34,125

State of New York Authority Budget Office ("ABO"):

The Agency is an urban renewal agency formed under New York State General Municipal Law for the Town of North Hempstead. New York State has determined that the Agency is a public authority and is subject to reporting in PARIS to the New York State Authorities Budget Office. We are preparing for the completion of the audited financial statement.

The Agency Website and other operational items: - *No Change*

The ED secured one proposal for website design. The CDBG program management software inquiries were started, but the current market is currently overwhelmed due to the volume of federal funding programs currently being distributed for pandemic relief.

New Cassel Urban Renewal Plan:

Since its inception, the Agency has been transforming blighted and underinvested low-income neighborhoods in the Town by leveraging federal and state grants. Past projects include the Spinney Hill neighbor in Great Neck/Manhasset and the Roslyn Heights neighborhood near the Roslyn railroad station. In addition, the Agency has been transforming the hamlet of New Cassel following plans laid out by the Town for over 20 years.

The Agency follows the New Cassel Urban Renewal Plan, Shared Vision for New Cassel, and the New Cassel Brownfields Opportunity Area (“New Cassel Visioning”). North Hempstead Planning Department has led the planning efforts for the New Cassel Vision, which the Town Board has adopted with copies located at:

<https://northhempsteadny.gov/New-Cassel-Community-Visioning>.

New Cassel Urban Renewal Plan & Projects:

Reported below are ongoing efforts in New Cassel.

US EPA Multipurpose Grant (URA project):

The Agency’s ED applied for and was awarded a very competitive EPA Multipurpose Grant. The EPA Multipurpose Grant is an \$800,000 grant award for five years to help pay for environmental assessments and clean up on municipally-owned properties in New Cassel. The project is a cooperative effort with the Town Planning Department. The EPA Multipurpose grant work plan is submitted.

New York State Department of State New Cassel BOA Market Analysis and Site Reuse Study (CFA Grant 2019) (URA project):

The Agency’s ED applied for, and the CDA was awarded a competitive NYS DOS Brownfields Opportunity Area Grant in the NYS Consolidated Funding Application Round in 2019 for \$126,000. The grant is to conduct a market study to determine commercial reuse for blighted and underutilized properties in New Cassel. This project is a cooperative effort with the Town Planning Department.

The ED met with Jeannette Rausch, the New York State Department of State (DOS) program manager, via Zoom. The State is hiring a new project manager to be assigned to us. We will plan a kick-off meeting on the grant with the staff from the DOS soon before kicking off the project. In addition, Neal Stone is working on a first draft for the consultant RFP.

New Cassel US EPA Brownfields Assessment Grant (URA project)

The Town Planning Department applied for, and the Town was awarded a competitive US EPA Assessment Grant for the New Cassel hamlet. The purpose of the grant is to complete

environmental assessments (Phase I and Phase II) of vacant and underutilized properties to advance cleanup and redevelopment. In addition, the grant requires public outreach and input for the project, which was completed in the summer of 2021. For more information, go to Brownfields Project 2021 at <https://northhempsteadny.gov/New-Cassel-Community-Visioning>.

The Agency would like to complete assessments for properties the Agency is currently acquiring on Sheridan Street and Catherine Street. Neal Stone has been working with EPA for permission to use funds for this assessment work.

We received and reviewed the summary from the Brownfields workshop in the summer. The survey results can be viewed at:

https://northhempsteadny.gov/filestorage/16257/17126/New_Cassel_Survey_Results_2021.pdf .

New York Main Street Grant Application (NYMS SHARS ID #20210423) (CFA Grant 2021) (URA project):

The Agency applied for, was granted, and completed a competitive New York Main Street Technical Assistance Program grant (NYMS-TA - SHARS ID 20180113 -CFA 2019) for \$20,000 from the New York Housing Trust Fund Corporation (HTFC). The project funded New Cassel Building Feasibility Analysis & Design Guidelines – Prospect Avenue Corridor Design Guidelines. We procured a design professional who completed the design guidelines and façade handbook.

The Agency's ED applied for competitive grant funding to assist in renovating commercial and mixed-use buildings on Prospect Avenue based on these guidelines. The New York Main Street program awarded \$295,000 in grant funds for building renovations on Prospect Avenue from the Regional Economic Development Council 2021 competitive funding round.

NY Main Street funding is restricted to low-income neighborhoods based on criteria set by New York State. Therefore, New Cassel is the only eligible census area in North Hempstead.

The Agency received a notice of funding award for the Prospect Avenue Building renovation grant. This Main Street 2021 project was approved in the New York State awards notice. We are awaiting contract documents and procedures from HTFC staff.

North Hempstead Cultural Arts Masterplan (“Cultural Arts Plan”): *No Change*

The Cultural Coordinator is on the Town's budget for next year.

Business and Tourism Development Corporation (“BTDC” or “LCD”): - *No Change*

The BTDC meeting will be held following the October CDA meeting.

Commercial Rehabilitation and the Sign & Awning Program:

LIRR Third Track Community Benefits program

The Town applied for LIRR Third Track Community Benefits program funding grants to small businesses for exterior building improvements. The program is restricted to small businesses located in areas impacted by construction closures due to the Third Track project. The LIRR requires the Town to pay the contractor directly for work completed on participating commercial buildings. The Town has asked the Agency to undertake this activity in coordination with the Town.

The eligible areas are Union and Prospect Avenues in the New Cassel hamlet, Westbury Avenue in the Carle Place hamlet, and Jericho Turnpike in the Garden City Park hamlet. In addition, incorporated Villages received their own Community Benefits funding. We recently met with town staff to develop program guidelines.

Site A: *Blue Cassel Development 701 Prospect Avenue, Westbury*

Gateway Apartments are a 37-unit mixed-use and mixed-income family apartment community developed, owned, and operated by the Bluestone Organization. This rental community was developed as a transit-oriented development with federal and state housing funds, low-income housing tax credits, and other financial assistance.

The Agency's staff has been working with the owners and staff on addressing outstanding concerns about the building and premises. The new property manager has been finalizing the eviction of occupants of an apartment where drug trafficking occurs. They are recruiting for a new building superintendent. The property manager has been working on addressing common area deficiencies that the Agency's ED identified during July inspections of the building.

A recent problem includes a homeless man who relocated from Penn Station. He was observed acting out by Agency Staff and other community members. He is also outside in the cold, which concerns us. The Homeless Intervention Team of Nassau County Department of Social Services has been trying to help him with limited success.

Site C: *RSDK Dental Office("RSDK"), 822 Prospect Ave, Westbury*

This mixed-use building includes a commercial condominium and a residential condominium. The residential condominium is a 26-unit affordable family rental housing development.

RSDK Dental Office purchased the commercial condominium. RSDK is doing business as Molar to Molar Dentistry. The Agency provided RSDK Dental with an economic development loan to acquire the condominium unit. RSDK Dental developed and operates a minority/woman-owned dental practice with six chairs and State of the art dental equipment. In addition, RSDK Dental is leasing a subdivided space to Brigitte Hair Design, a minority/woman-owned hair salon. Both businesses opened during the COVID-19 pandemic.

The Town prepared a Small Business Spotlight for Molar to Molar, which can be viewed here: <https://www.northhempsteadny.gov/smallbusinessspotlight>:

Site D: *839 Prospect Ave, Westbury - 18 mixed-income family rental apartments*

The Developer completed construction within the last ten (10) years. The development was completed with CDBG and HOME grants, a land subsidy from the Agency, and other financial assistance.

This past month, the property was sold to a new owner who retains the affordability restrictions. According to Nassau County, the property complies with the HOME program. In addition, the Agency assisted the prior property owner in applying for rental arrears through the ERAP program.

Site H: *Demonstration Project – 821 Prospect Avenue:*

Site H is a mixed-income and mixed-use development. Nu-Cassel Pharmacy is an owner-operated pharmacy that owns one commercial condominium. A local retailer owns the other commercial condominiums. The residential development includes seven duplexes that are owner-occupied with a tenant. The owners were first-time homebuyers.

Site I– *Rose Place (aka Sohmer Place) 11 Townhouses and Roadway:*

Site I was developed with eleven affordable three-bedroom (11) townhouses on subdivided lots. All eleven homes were sold to affordable first-time homebuyers at or below 80% of HUD Nassau/Suffolk Area Median Income. The homes were sold as they were completed from 2017 through 2020. Long Island Housing Partnership (LIHP) provided technical assistance (TA) to the Agency. Technical Assistance included marketing and outreach following a Fair Housing Marketing Plan, receiving applications, and conducting a lottery. In addition, LIHP processed the applications and provided applicants with pre-purchase homeownership counseling, mortgage application assistance, and other housing counseling. They also applied for and administered a New York State Housing Finance Agency downpayment assistance grant for each homeowner.

The Developer did not complete the dedication of Rose Place to the Town as Sohmer Place. Work is underway to address this issue with the Town.

Site M- *985-987 Prospect Avenue, Mixed-Use Redevelopment on North West Corner of Prospect and Brooklyn Avenue:*

The Agency owns and assembled a vacant property currently planned for a mixed-use development. The property is currently off the tax rolls.

Euroamerican Funding is the selected Developer who proposed mixed-use development. The project includes ten (10) senior housing units (at least six affordable) above an urgent medical care center and credit union micro-teller. Town Board and Board of Zoning Appeals approvals were secured in 2018. Nassau County Industrial Development Agency (IDA) financial assistance preliminary resolution was also secured. Unfortunately, development activity slowed before and during the COVID-19 pandemic.

The Agency awaits a new proforma and description for their new proposed development. Unfortunately, nothing has been submitted as of today.

746 Prospect Avenue, Westbury, New York (URA Project)

This property is a mixed-use building that was in foreclosure and extremely blighted. The Agency acquired the building from the owner in April 2020 during the COVID-19 pandemic. The retail store is vacant, and a family lives upstairs in a rental apartment. The building was constructed in approximately 1935 and has primarily served as a deli and apartment. The Town's EPA Brownfields Grant has enabled us to complete Phase I and Phase II environmental assessments. Work included removing the abandoned oil tank. In addition, the renovation of this property was included in the NY Main Street Renovation Grant.

A Town Building Inspector conducted the residential registration inspection. In addition, emergency work and a lead-based paint inspection were completed. An asbestos inspection is scheduled for this week. The AED is working on a scope of work to complete the balance of repairs needed to close out the rental registration inspection.

A subsequent inspection by the AED uncovered water leaks from the parapet on the roof. The roof was repaired but will need replacement, and parapet repair is needed. In addition, we will be applying to have a sidewalk shed installed to protect pedestrians from any debris that may fall from the parapet.

The Agency will also be procuring an architect for design services for the building, focusing on addressing these structural issues. Part of the cost will be eligible for reimbursement under the 2021 NY Main Street Grant.

North Hempstead Scattered Site Affordable Workforce Housing Program (townwide program in unincorporated areas)

The Agency acquires blighted and abandoned residential properties (zombie homes) to redevelop as affordable homes. The properties we acquire have multiple barriers to redevelopment by the private market. Project completion involves an investment of time and resources to redevelop these properties. We try to improve the neighborhood or block while creating affordable housing primarily for first-time homebuyers.

TNH Affordable Workforce Housing Program Phase I | 876 Brush Hollow Rd, 1-3rd St, 816 Brooklyn Ave, and 265 Covert St, Westbury, NY

6/9/21: All four houses have been completed and sold to first-time homebuyers. The grant project has been closed out by the County (HUD).

TNH Affordable Workforce Housing Program Phase II | 160 and 205 Urban Ave and 218 and 220 Sheridan St, Westbury, NY

6/9/21: All four houses have been completed and sold to first-time homebuyers. This grant project has been closed out with the County (HUD).

Scattered Site Affordable Workforce Housing Program Phase III:

212 Sheridan Street:

This property is a vacant and abandoned home in foreclosure. The prior owner had a reverse mortgage and did not pay tax arrears. The house was badly damaged by fire and has been unoccupied for years. It is next to two homes we recently developed and sold to first-time homebuyers. The Agency is acquiring the property by eminent domain as the mortgage and escrow balance far exceeds the home's appraised value.

The Agency had an appraisal update prepared for court. No one is contesting the acquisition. The lender would like the court order to allow direct payment based on our appraisal. They will apply for the balance of the mortgage from HUD, who insured the reverse mortgage.

243 Sheridan Street:

This property is a vacant and abandoned house in tax lien foreclosure. The owner is deceased, and it was an investment property that the former owner could no longer maintain. It has been unoccupied for years and is across the street from two homes we recently sold to first-time

The Agency had an appraisal updated for court. We are acquiring the tax liens and will complete the acquisition via eminent domain. As a tax lien holder, we boarded the house and cut the grass to comply with Code Enforcement

184 Catherine Street/Catherine Street Vacant Lot:

This property is a vacant and abandoned home in foreclosure. The owner was deceased in 2012. The prior owner had a reverse mortgage and did not pay tax arrears. The house was badly damaged by fire and has been unoccupied for years. The Agency is acquiring the property by eminent domain as the mortgage and escrow balance far exceeds the home's appraised value.

The Agency had an appraisal updated for court. No one is contesting the acquisition. The lender would like the court order to allow for a direct payment based on our appraisal. They will apply for the balance of the mortgage from HUD, who insured the reverse mortgage. The eminent domain case has been filed and served with a return date of November 9, 2021.

Prospect Avenue Streetscape:

Boulevard Banner Program

The Agency had previously installed streetlamp banners that were faded, missing, or torn, leaving a poor appearance of the Prospect Avenue Corridor. In addition, approximately 32 banner arms were missing or broken. The Agency worked on redesigning the banner using

photographs of the original artwork from the Arts-Build project. The Arts Build project was a mural that was the work of Westbury High School students.

The Agency procured a design professional to assist the Agency in the banner project. The selected design professional is Piscatello Design Center <https://piscatello.com/> (“Piscatello”) is a boutique graphic design firm for the creative industry. Piscatello designed new banners inspired by the Arts-Build student artwork. Russell Lippai, the Town photographer, took digital photographs of the original artwork. In addition, the Agency procured a banner fabricator and a banner installation contractor. The banner arms were replaced with a double banner pole option that is easier and less expensive to replace.

Streetlamp banners were installed on Prospect Avenue before December 10, 2021. They are extremely attractive. We have had some installation issues due to the design of the street poles, which the AED is addressing

Yes We Can Community Center (YWC Center or Center) (URA Project)

YWC Center Security Camera Upgrades

The Agency has provided a grant to the Center to upgrade the security camera system. Phase I of the project is installing additional security cameras and new digital recorders. The project was funded in the 46th and 47th year CDBG budgets.

Phase I of the project is 75% completed, and we just received a progress payment request from the vendor.

High Opportunity Area (HOA) CDBG Housing Incentive Grant:

The Agency applied for and received an HOA CDBG grant to acquire property for affordable housing in a high-opportunity area. As a result, we identified an abandoned and foreclosed home in Garden City Park that we would like to acquire and rebuild to be sold to a first-time homebuyer. The acquisition process is underway. In addition, we ordered an appraisal update.

Residential Lead Service Line Replacement Program (LSLRP) Grant (townwide, including Incorporated Villages):

The Lead Service Line Replacement Program is an NYS Department of Health (NYSDOH) grant-funded program established under New York’s Clean Water Infrastructure Act (ACT) of 2017. The Act amended the Public Health Law to require NYSDOH to implement a residential Lead Service Line Replacement Program. The DOH predetermines the eligibility of municipalities for funding based on a formula. The Town was identified based on criteria

contained in the Act. As a funded and mandated program, the Town requested that the Agency implement the program on its behalf. This grant is a multi-year, totaling \$611,363.

Lead service lines were installed in homes prior to 1939. Initially, the Agency outreached to all water districts to make them aware of the program. As per PolicyMap data, Williston Park and surrounding neighborhoods have the highest risk of lead exposure in the Town.

The Agency procured licensed and insurance master plumbing contractors for a requirements contract to install new replacement water service lines from the water main or water box to residential homes. North Hempstead households must apply for the grant and sign a contract agreeing to participate in the program. LSLRP is a cooperative program with the North Hempstead Grant Coordinator.

LSLRP Application Status as of 1/26/2022			
Received	Approved	Pending Approval	Applicants Not Eligible or Not responding
52	31	3	18

LSLRP Home Completion Status as of 1/26/2022			
Completed and paid for by NYSDOH	Completed with contractor payment pending receipt of a certificate of approval	Installation schedule to be completed within next three weeks	Awaiting owner /contractor signed work orders and field mark-outs
3	20	3	5

The Agency works with a graphic designer to design doorknockers to hang on homes in neighborhoods with existing lead service lines. The graphic designer is an NYS-certified Women Business Enterprise (WBE). The doorknocker will assist the Agency in increasing outreach and awareness of the LSLR program. The doorknocker is designed to serve as an application and connect households with the LSLRP website. In addition, we have coordinated with two water districts to have them include LSLRP outreach materials in their customer mailings. We will continue our outreach efforts with the approximately 12 other water districts within the Towns' jurisdiction.

Downtown Area Maintenance and Enforcement Committee

The Downtown Area Maintenance and Enforcement Committee meets about twice a month. The Committee was formed to address the ongoing concerns on Prospect Avenue. Concerns raised include sanitation collection, litter, maintaining medians/sidewalks, trees and tree wells, code enforcement, parking enforcement, and working with the merchants/property owners. Prospect Avenue is starting to look better.

The Commissioner of Public Safety has inspected problem properties reaching out to owners regarding improving compliance. In addition, sanitation issues are being addressed by the SWMA Executive Director and the Agency's ED.

The Highway Superintendent has set a bi-weekly schedule of street sweeping and maintenance of the medians has been. In addition, we are exploring the best ways to communicate with merchants on addressing sanitation and code violations. An ongoing problem is the presence of loiterers on and around commercial properties on Prospect Avenue.

At the end of December, the Agency's ED mailed a letter to merchants in English and Spanish asking for their cooperation in maintaining the exteriors of their businesses.

Rose Ribbon Park and Parking Lot -

Rose Ribbon Park is located on the south side of Prospect Avenue between Brook Street and Sohmer (formerly Rose). The Agency acquired and assembled property providing parking and a park on the west end of Prospect Avenue. The park and parking lot were built with HUD Economic Initiative Grant funding (EDI) as a cooperative effort of the Agency, Planning, DPW, and Parks. The Agency has retained ownership of the property as New Cassel is being revitalized. The Parks Department maintains the property. Recent improvements by the Agency include planting trees in the rear of the lot and upgrading and extending the irrigation system.

Rose Ribbon Kiosk - The park portion of the property includes a backlit kiosk recently rehabbed in-house by the Agency's AED. The Planning Department has prepared a business directory for the kiosk. In addition, the Agency, Planning, and The Yes We Can Community Center use the kiosk to hang posters announcing upcoming events and programs.

New Cassel Gateway Signs and Historical Markers -

The Agency recently installed gateway signs and historical markers planned in the Vision for New Cassel. The first historical marker is at Cantiaque Rock, the historical dividing line between North Hempstead and Oyster Bay. The second marker was based on historical research conducted by local elementary school students about the naming of New Cassel. New York State Education Department recognized these students.

Community Connections - New Cassel and Westbury Farmer's Market Programs:

Community Connections, a not-for-profit organization, operates a youth-led seasonal farmer's market on Prospect Avenue in New Cassel and the Village Square in Westbury. This project is part of an initiative started by Sustainable Long Island to bring Long Island Farm fresh produce to low-income communities in Nassau and Suffolk County to be sold by community-based organizations as a job training program for disadvantaged youth. Community Connections is a successor organization to Unified New Cassel Community Revitalization Corporation.

The Farmer's Market ends at the end of October. Funding is in the budget, and the 47th-year contract is for next summer.

Westbury EOC / Head Start Program, 163 Hopper Street: - No Change

The Agency never heard back from the Housing Authority or EOC on the expansion project.

Leadership Training Institute (LTI) – Safe Places at Roslyn Community Center

LTI is a regional not-for-profit organization. LTI operates an after-school learning program and summer camp for disadvantaged students from the Roslyn School District as a subrecipient of the Nassau County Youth Board. Many of these students reside in Laurel Homes and Roslyn Plaza Gardens, two low-income housing tax credit developments adjacent to the community center. LTI also operated the Wages Program. Wages is a program designed to assist at-risk and economically disadvantaged adults entering the workforce.

LTI extended its license agreement with the Town to operate the after-school and summer camp programs at Roslyn Community Center.

Landmark on Main Street: -

The ED has communicated with the new staff and will be meeting soon.

North Hempstead Cultural Arts Masterplan ("Cultural Arts Plan")

Because of the decline of retail commerce in downtowns, the Town Planning Department has looked at Arts and Culture as an activity that can help activate declining downtowns throughout the Town. This project originated as one of the action items in the New Cassel Vision Plan. In addition, the New Cassel Brownfields Opportunity Area Plan called for creating the Cultural Arts and Commerce Plan. As a result, the Town received funding to create a townwide Cultural

Arts Plan. More information about the Cultural Plan can be found at:
<https://northhempsteadny.gov/culturalplan>.

The Cultural Coordinator is the Town budget for next year.

Business and Tourism Development Corporation (“BTDC” or “LCD”)

The BTDC is the Town’s local development corporation. In most jurisdictions, the local development corporations are managed by the Community Development Agencies or the IDAs because they are development agencies. In 2020, the Town asked that the CDA Board and staff manage the BTDC.

The BTDC has been underutilized over several years but is in good standing. The BTDC is a public authority required to report to the NYS Authorities Budget Office.

The BTDC meeting will be held following the January Agency’s meeting.

Upon the motion, the Board, the Executive Director’s Report, to the extent of the Members’ knowledge of the events referred to, was accepted and approved unanimously.

Resolutions

RESOLUTION NO. 1 (2022)

A RESOLUTION APPROVING AN INDEPENDENT AUDIT PROFESSIONAL

WHEREAS, BST & Company (“Auditor”) was procured by the Agency for Independent Accounting Services. The Agency wishes to extend the engagement in 2022 to complete the 2021 Audit and Financial Statements, and

WHEREAS, the Agency plans to issue new procurement for independent audit services for the 2022 financial statement; and

NOW, THEREFORE, BE IT RESOLVED, that members of the Agency agree to the engagement of BST & Co. for a fee not to exceed \$12,500, and it is further

RESOLVED, that the Executive Director or any officer of the Agency is hereby authorized to take such action as may be necessary to effectuate the foregoing.

Upon the motion of Mr. Greilsheimer, seconded by Mr. Kreitzman, the resolution was unanimously adopted.

Adjournment

The Members of the Agency, by unanimous vote, adjourned the meeting at 4:14 PM.