

TOWN OF NORTH HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY

September 21, 2022, BOARD MEETING MINUTES

Call to Order

Chairperson Jeffrey M. Greilsheimer of the Town of North Hempstead Community Development Agency (the “Agency”) called the meeting to order at 7:33 PM.

Attendance

Board Members present:

Jeffrey M. Greilsheimer

Ralph Kreitzman

Rodney A. Caines

Dolores Sedacca

Agency Staff present:

Rosemary A. Olsen, Executive Director (ED)

Joseph Santamaria, Assistant Executive Director/Project Manager (AED)

Patrice P. Allen, Administrative Assistant

Michael Kelly, Chief Deputy Town Attorney

Executive Director’s Report

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 the 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.

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

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 September 6, 2022. The count may include some duplicate applications.

Zip Code		Rent Arrears Count	Prospective Arrears Count	Utility Arrears Count
11001	Floral Park	16	15	1
11020	Great Neck /Lake Success	19	14	5
11021	Great Neck/ Great Neck Plaza	87	72	18
11023	Great Neck	51	44	11
11024	Great Neck / Kings Point	23	20	6
11030	Manhasset / Plandome	38	34	3
11040	New Hyde Park / Garden City Park	90	62	12
11042	New Hyde Park	1	1	0
11050	Port Washington/Sands Point	145	117	34
11501	Mineola	117	84	28
11507	Albertson	13	11	1
11514	Carle Place	36	29	8
11547	Glenwood Landing	1	1	0
11548	Greenvale	2	2	0
11568	Old Westbury /Westbury	11	8	1
11576	Roslyn	25	22	4
11577	Roslyn Heights	28	21	9
11590	Westbury / New Cassel	204	143	37
11596	Williston Park / East Williston	22	21	4
Total		929	721	182

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	397	\$6,515,628.40	\$16,412.16	308	\$2,082,243.01	\$6,760.53	\$8,597,871.41	\$21,766.76

New York State Emergency Rental Assistance Program Utility Payments Through September 7, 2022			
Jurisdiction	Utility Payments		
	Payments	Amount	Average Amount
Town of North Hempstead	102	\$149,922.17	\$1,469.83

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>.

The Agency received a grant contract for the 48th program year. We received all the funding requested. This matter is on the agenda for tonight and the TONH Board for tomorrow night.

Affirmatively Furthering Fair Housing, Equity, and Inclusion (Town-wide project): No Change

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, also 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 Fair Housing Activity Statement was filed with the Nassau County Office of Community Development on or about January 31, 2022. Nassau OCD approved the Agency's Fair Housing Activity Statement.

Operations:

Nassau County Office of Community Development ("OCD"): chart of account funding commitment balance of September 9, 2022, is \$1,040,950.92.

Cash Balances as of September 20, 2022:

- Citibank –Lump Sum Account - \$ 138,210.73
- Citibank – Escrow Account - closed and transferred to Lump Sum Checking
- Valley National Bank - Program Income Account - \$ 706,337.71

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.

The ABO filings were completed.

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: - No Change

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 neighborhood 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 Environmental Protection Agency (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 technical assistance (TA) provider met with the Agency and was given a tour of New Cassel by ED and Neal Stone. We included NYS DOS staff managing the Brownfield Opportunity Area Market Study grant in the tour. The EPA TA provider is currently completing the technical assistance economic analysis.

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 Agency 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 Request for Proposal (RFP) for an economic development consultant is posted on our website. It is due on September 30, 2022. The Agency conducted special outreach to NYS ESD Certified Minority and Woman Business Entities. We have a Brownfields Steering Committee Meeting scheduled for September 29, 2022, to discuss the BOA Market Study grant and other state and federal grant programs.

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 clean-up 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 summary from the Brownfields workshop in the summer and the survey results can be viewed: https://northhempsteadny.gov/filestorage/16257/17126/New_Cassel_Survey_Results_2021.pdf.

The Town's Brownfield consultant is completing additional site investigation for 184 Catherine, 212 Sheridan, and 243 Sheridan Street properties.

New York Main Street Grant Application (NYMS SHARS ID #20210423) (CFA Grant 2021) (URA project): No Change

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 submitted contract documents and is submitting additional documentation.

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.

The Agency met with Councilperson Troiano, TONH staff, and the Carle Place Civic Association to discuss the project. We have developed a draft RFP for a consultant to assist us in implementing the project. The RFP should be completed and issued next week.

New Cassel Urban Renewal Area Developments

The Vision Plan for New Cassel called for the redevelopment of vacant and underutilized brownfields sites to revitalize the community economically. Properties that were off the tax rolls were redeveloped into a mix of commercial and residential uses. Housing is being created for a mix of income levels, including affordable housing. Both rental and ownership housing is being created for families and seniors. Commercial development includes businesses not otherwise available in the community, such as grocery stores, service providers, and professional offices.

Site A: *Blue Cassel Development 701 Prospect Avenue, Westbury- No Change*

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 occupants of the problem apartment were evicted. The apartment was being used for narcotics trafficking. The property owner will need to undertake a gut rehabilitation of the apartment to meet HUD's housing quality standards.

Site C: *RSDK Dental Office("RSDK"), 822 Prospect Ave, Westbury- No Change*

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 - No Change*

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.

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: - No Change*

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: No Change

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 Northwest 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.

Euroamerican has hired an architect who is in the process of submitting building plans to cure the expired building permit application

Euroamerican has hired an architect who is submitting building plans to cure the expired building permit application. The Agency reviewed the plans from Euroamerican and made some general comments. No update from the development team as of September 18th.

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.

The AED has been monitoring the pest control for the building. Emergency repairs were completed.

North Hempstead Scattered Site Affordable Workforce Housing Program (town-wide 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.

Scattered Site Affordable Workforce Housing Program Phase III:

212, 242 Sheridan Street & 184 Catherine Street/Catherine Street Vacant Lot:

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 obtained vesting orders for three properties: 212 Sheridan, 243 Sheridan, and 184 Catherine Street, Westbury, NY. Our attorneys are in the process of taking title to the properties.

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 AED has continued to correct installation problems.

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 Agency's ED and AED continue the code enforcement program.

<https://northhempsteadny.gov/content/16255/18636/default.aspx#nh311>. If you register for an account with 311, you can go back and check on the status of your service request.

Rose Ribbon Park and Parking Lot - No Change

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 - No Change

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.

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.

Additional work was needed in advance of the camera installation. TONH, IT needed to order switches. The proposal paperwork needs to be signed by the camera vendor and returned to the Agency. Additional computer upgrades may be needed to be completed by TONH, IT.

YWC Center HVAC Upgrades

The Agency received COVID-19 funding for HVAC upgrades at YWC Community Center, Roslyn Community Center, and Landmark on Main Street. The Agency will meet with YWC ED Tyronza Murray on September 23rd to review the project. We received a contract extension from the County on September 20th.

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.

The attorneys are starting on the acquisition of this property.

Residential Lead Service Line Replacement Program (LSLRP) Grant *(Town-wide, 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 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 Policy Map data, Williston Park and surrounding neighborhoods have the highest risk of lead exposure in the Town.

The doorknocker has been printed and is ready for distribution. The website landing page and application have been redesigned and should go live this week.

General LSLRP Applicant Status:

As of Date	Received	Approved	Pending Approval	Applicants Not Eligible/Not responding	Approved, pending permits, approvals, insurances, and other	Completed
9/21/22	62	39	3	20	4	35

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 has been open this summer. It is due to close at the end of October.

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- No Change

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 received a grant to assist minority young adults in Roslyn Heights, New Cassel, and Hempstead to achieve financial goals. It is a pilot program to close the minority generational wealth gap through workshops and financial coaching. They have asked us to help them identify potential applicants for this year's class.

Landmark on Main Street: - No Change

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

The Cultural Coordinator position is not filled. In the interim, we are including Cultural Plan recommendations as part of ongoing projects.

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 follow the Agency’s meeting. The meeting with Discover Long Island was successful. As a result, the ED is encouraging the Westbury-Carle Place Chamber to participate with Discover Long Island on their promotional campaign “Downtown Deals”.

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.13

A RESOLUTION AUTHORIZING ACCEPTING A PROPOSAL FOR LANDSCAPE ARCHITECTURE SERVICES FOR THE ROSLYN COMMUNITY CENTER PEDESTRIAN WALKWAY

WHEREAS, the Town of North Hempstead Community Development Agency was awarded \$150,000 of Community Development Block Grant, 45th Program Year, financial assistance for a Transit Oriented Development project; and

WHEREAS, the funding is for the Agency to procure technical services and construction services for creating a pedestrian walkway connecting the Roslyn Train Station and M27 NICE bus stops with the residential community, including Laurel Homes and Roslyn Plaza Gardens; and

WHEREAS, the Agency issued a Request for Proposals for landscape architect services (the “Services”), which was advertised in Newsday, advertised in the New York State Contract Reporter, posted on our website, sent to MWBE firms listed in the NYS ESD database, and sent to landscape architecture firms that have conducted similar services in the past; and

WHEREAS, the proposer Bayview Landscape Architecture with an office located at 1202 Lexington Avenue #242, New York, New York, 10028 (“Proposer”), submitted a proposal. The prior work that Bayview Landscape Architecture completed was reviewed by the Executive Director and Assistant Executive Director and is applicable. In addition, the proposer offers a unique professional walkway design with their proposal. They have an office and staff providing full-service landscape design and planning Services.

NOW, THEREFORE, BE IT

RESOLVED, that the Members hereby authorize the Executive Director or any other officer to enter into an agreement with Bayview Landscape Architecture, and be it further

RESOLVED, that the Services shall not exceed Twenty Thousand Dollars (\$20,000), and be it further

RESOLVED, that the Executive Director of the Agency and any other officer thereof is hereby authorized to execute such instruments and documents and take such other action as necessary to carry out the foregoing.

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

RESOLUTION NO. 14 (2022)

A RESOLUTION TO COOPERATE WITH THE TOWN OF NORTH HEMPSTEAD IN WITH THE TOWN OF NORTH HEMPSTEAD APPLYING TO NYS EMPIRE STATE DEVELOPMENT CORPORATION FOR RESTORE NEW YORK GRANT FUNDING FOR THE NEW CASSEL WORKFORCE HOUSING PHASE III PROJECT

WHEREAS, New York State Empire Development provides grant funding to units of local government for the revitalization of residential and commercial properties, community development, and neighborhood growth through the elimination and redevelopment of blighted structures; and

WHEREAS, the Town of North Hempstead and its Community Development Agency (“Agency”) have identified three houses in the hamlet of New Cassel: all boarded up, vacant, and abandoned. Two structures have significant fire damage and are in foreclosure. One structure has one with multiple tax liens.

#	Site Name / Address	Sq. Ft.	R- Residential	DM-Demolition RC-Reconstruction	V-Vacant A-Abandoned
1	184 Catherine St., Westbury, NY	2,204	R	DM	V, A
2	184 Catherine St., Westbury, NY	1,900	R	RC	V, A
3	212 Sheridan St., Westbury, NY	2,168	R	DM	V, A
4	212 Sheridan St., Westbury, NY	1,900	R	RC	V, A
5	243 Sheridan St., Westbury, NY	904	R	DM	V, A
6	243 Sheridan St., Westbury, NY	1,900	R	RC	V, A

WHEREAS, all three properties are located in the New Cassel Urban Renewal Area, listed on the Urban Renewal Acquisition List, and in the New Cassel Brownfields Opportunity Area. All three homes were acquired by the Town of North Hempstead Community Development Agency by eminent domain due to blighting conditions consistent with the New Cassel Urban Renewal Plan.

WHEREAS, the Town of North Hempstead and its Community Development Agency has established a successful program for constructing new, affordable replacement homes on blighted sites for first-time homebuyers. Over the past seven (7) years, the Agency has developed 19 homes sold as affordable housing to first-time homebuyers with incomes at or below 80% of area median income (“AMI”) in New Cassel.

WHEREAS, the Agency intends to construct three 3-bedroom affordable homes for sale to first-time homebuyers with incomes of up to 80% of AMI on these three properties sites (identified as “New Cassel Workforce Housing Phase III Project” or “Workforce Housing Project”); and

WHEREAS, the removal of these blighted homes for replacement with quality, affordable residences is fully consistent with the Town of North Hempstead’s “New Cassel Brownfield Opportunity Area, Step 2” revitalization plan, and the “New Cassel Urban Renewal Area Plan” initiative; and

WHEREAS, Restore New York financing assistance would be appropriate for this Workforce Housing Project. The Workforce Housing Project will leverage resources, including North Hempstead’s allocations of HUD Community Development Block Grant, HUD HOME Partnership Assistance Program, New York State Affordable Housing Corporation funding, NYS Brownfield Opportunity Area funding, and US EPA brownfield grant resources; and

WHEREAS, this Workforce Housing Project will effectively and efficiently use existing and future public resources and promote the economic development and preservation of community resources in the hamlet of New Cassel. This Workforce Housing Project is building upon the Town’s established and longstanding blight removal, affordable housing development, and brownfield revitalization efforts; and

WHEREAS, this Project is an important initiative of the overall New Cassel Vision Plan. The Vision Plan was a community lead initiative with an overall goal of attracting commercial investment in an EPA environmental justice community. For more than 20 years, critical investments have been made in infrastructure, housing, and community assets.

NOW, THEREFORE, BE IT

RESOLVED that the Town of North Hempstead fully supports the revitalization of New Cassel and redevelopment of quality, affordable homes at these three currently blighted properties, and authorizes the submission of an application for funding resources from the New York State Empire Development “Restore New York” program in this 2022 round of funding; and

BE IT FURTHER RESOLVED that the Agency will serve as the Lead Agency to undertake the Project. The Agency will commit a 10% match for the Project through the Agency’s CDBG, EPA, and other grant funds dedicated to this Project.

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

RESOLUTION NO.15

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH NASSAU COUNTY FOR THE RECEIPT OF COMMUNITY DEVELOPMENT BLOCK GRANT 48th PROGRAM YEAR FUNDS.

WHEREAS, the Secretary of the US Department of Housing and Urban Development (the “Secretary”) is authorized under Title I of the Housing and Community Development Act of 1974, as amended (the “Act”), to make grants to states and other local governments (“CDBG Funds”) to help finance their Community Development Programs; and

WHEREAS, Nassau County (the “County”) and the Town of North Hempstead (the “Town”) previously entered into a Cooperative Agreement, as amended, to participate in Community Development Programs (the “Cooperative Agreement”); and

WHEREAS, pursuant to the Cooperative Agreement, the County and the Town, acting by and through the Town of North Hempstead Community Development Agency (the “Agency”), agreed to undertake project activities (“Project Activities”) using CDBG Funds under the Act, to be received by the County for the 48th Program Year (“Program Year”); and

WHEREAS, the Secretary has approved an application for Community Development Block Grant Funds under the Act, submitted by the County and participating municipalities for the 48th Program Year; and

WHEREAS, the County has allocated CDBG Funds in the amount of Seven Hundred Ninety Thousand (\$778,000.00) Dollars to the Town for the 48th Program Year (the “CDBG Allocation”) and has proposed that the County and the Town enter into an agreement for the payment of the CDBG Allocation as consideration for the Agency, as the Town’s representative, undertaking and completing the Project Activities (the “CDBG Subrecipient Agreement”); and

WHEREAS, the members of the Agency (the “Members”) wish to authorize the Agency to enter into the CDBG Subrecipient Agreement.

NOW, THEREFORE, BE IT

RESOLVED, that the Members hereby authorize the Agency to enter into the CDBG Subrecipient Agreement; and it is further

RESOLVED that the Executive Director and any officer of the Agency is hereby authorized to execute the CDBG Subrecipient Agreement, to undertake the Project Activities with the CDBG Allocation and balances from prior year allocations, and to take such other action as may be reasonable and necessary to effectuate the foregoing

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

Adjournment

The Members of the Agency, by unanimous vote, adjourned the meeting at 8:32 PM.