



**Inc. Village of Hempstead Community Development Agency  
Regular CDA Board Meeting Minutes  
August 5, 2020 at 5:30p.m. - Wednesday  
99 James A, Garner Way  
Hempstead, NY 11550**

CDA BOARD of DIRECTORS

MAYOR DON RYAN  
*Chairperson*

TINA HODGE-BOWLES  
*Vice-Chairperson*

CARMEN AYALA  
*Member*

KERIA BLUE  
*Member*

FRANZ NICOLAS  
*Member*

CHARLENE THOMPSON, ESQ.  
*Commissioner*

**1. Call to Order / Roll Call: 5:35 p.m.**

Chairman Don Ryan – Present  
Vice Chair Tina Hodge – Bowles - Present  
Board Member Carmen Ayala – Excused  
Board Member Keria Blue – Present  
Board Member Franz Nicolas – Present

**2. Waive the Reading/Approval of Minutes of July 7, 2020**

Moved by: Board Member Keria Blue  
Seconded by: Board Member Franz Nicolas  
Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue,  
Board Member Nicolas

**3. Commissioner's Report**

4. Update of proposed acquisition of Hempstead Portfolio – Presentation by  
Special Counsel Lance Clarke

**5. New Business**

a. Review of 46<sup>th</sup> Program Year CDBG Budget

b. Resolution 21 of 2020 Authorizing the Inc. Village of Hempstead  
Community Development Agency to enter into Agreement with AKRF for  
the Brownfield Opportunity Areas (BOA) Designation Documentation.

Moved by: Board Member Franz Nicolas

Seconded by: Board Member Keria Blue

Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue  
Board Member Nicolas

**INC. VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY**

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c. Resolution 22 of 2020 Authorizing Special Counsel Lance Clarke to sign all necessary documents to accept title to the premises for the acquisition of 118 Terrace Avenue, Hempstead on behalf of the CDA Commissioner Charlene Thompson

Moved by: Vice Chair Tina Hodge-Bowles

Seconded by: Board Member Franz Nicolas

Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue, Board Member Nicolas

d. Resolution 23 of 2020 Approving the Letter of Intent and authorizing Special Counsel Lance Clarke submit an initial offer on behalf of the CDA to purchase Hempstead Portfolio including 11 Rental Properties and further authorizing Special Counsel to negotiate the purchase price subject to the review and approval of both the CDA Commissioner and CDA Board, Acquisition of the Hempstead Portfolio will be subject to and conditioned upon identifying appropriate sources of funding for the acquisition and rehabilitation thereof.

Moved by: Board Member Keria Blue

Seconded by: Vice Chair Tina Hodge-Bowles

Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue, Board Member Nicolas

#### **6. Addendum:**

Resolution 24 of August 2020 Authorizing the Inc. Village of Hempstead Community Development Agency to amend Resolution 17 of June 2, 2020 to increase the hours of Melva Morales, the Agency's Intern.

Moved by: Vice Chair Tina Hodge-Bowles

Seconded by: Board Member Franz Nicolas

Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue. Board Member Nicolas

#### **7. Upcoming Events**

Thursday, September 3<sup>rd</sup>, 2020 @ 1:00 p.m. – Dedication of the Joyce Shackley Peace Park

Hempstead CENSUS Day – September - Date to be confirmed

#### **8. Adjournment: 6:05p.m.**

Moved by: Vice Chair Tina Hodge-Bowles

Seconded by: Board Member Franz Nicolas

Ayes: Chairman Ryan, Vice Chair Hodge-Bowles, Board Member Blue, Board Member Nicolas