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INCORPORATED VILLAGE OF HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY

Virtual Public Hearing

June 2, 2020

5:30 p.m.

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TRANSCRIPT OF PROCEEDINGS

BOARD:

- Charlene Thompson, Commissioner
- Mayor Don Ryan, Chairperson
- Tina Hodges-Bowles, Vice Chairperson
- Carmen Ayala, Member (Not present)
- Keria Blue, Member (As noted.)
- Franz Nicolas, Member
- Ricky Cooke, Sr., CDA Board Secretary
- Sarian Parker, Executive Assistant
- Secretary

* * *

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1 Proceedings
 2 CHAIRPERSON RYAN: At this time,
 3 everybody, I would like to call to
 4 order the Incorporated Village of
 5 Hempstead Community Development
 6 Agency's Virtual Board Meeting for
 7 Tuesday, June 2nd, 2020.
 8 Ricky, if you would, take the
 9 roll call.
 10 SECRETARY COOKE: Absolutely.
 11 Member Nicolas?
 12 MEMBER NICOLAS: Here.
 13 SECRETARY COOKE: Member Blue is
 14 not here; is that correct, everyone?
 15 COMMISSIONER THOMPSON: She's
 16 not here yet.
 17 SECRETARY COOKE: Okay.
 18 Vice Chair Hodge-Bowles?
 19 VICE CHAIRPERSON HODGE-BOWLES:
 20 Here.
 21 SECRETARY COOKE: And
 22 Chairperson Mayor Don Ryan?
 23 CHAIRPERSON RYAN: Here.
 24 COMMISSIONER THOMPSON:
 25 Excellent. So what I am going to do

Page 3

1 Proceedings
 2 is I am going to share the screen to
 3 pull up the Agenda.
 4 CHAIRPERSON RYAN: We need to
 5 waive the reading of the minutes.
 6 SECRETARY COOKE: Right.
 7 COMMISSIONER THOMPSON: Right.
 8 SECRETARY COOKE: May I have a
 9 motion to waive the reading and
 10 approval of the minutes of April 29 of
 11 2020?
 12 VICE CHAIRPERSON HODGE-BOWLES:
 13 So move. It's Tina.
 14 SECRETARY COOKE: I need a
 15 second.
 16 MEMBER NICOLAS: I second it.
 17 SECRETARY COOKE: Thank you.
 18 Now we are onto the
 19 Commissioner's Report.
 20 COMMISSIONER THOMPSON: Okay.
 21 Let me pull that up. Bear with me.
 22 Commissioner's Report. Here we are.
 23 So, just an overview, we have a
 24 shortened report this month but we
 25 have been very busy.

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1 Proceedings
 2 We start off with our CDA
 3 Properties.
 4 We have 38 Thorne Avenue. It
 5 has been approved, of course, by the
 6 Zoning Board of Appeals and the
 7 application has been submitted to the
 8 Planning Board for their review once
 9 they reconvene.
 10 40 Byrd Street. We closed on
 11 that property on January 24th. We
 12 have completed a rehabilitation scope
 13 of work. And we are preparing a
 14 funding application and a subsequent
 15 RFP. And we hope to begin the
 16 rehabilitation work in late August.
 17 And this will be a joint CTL project.
 18 And later on in the meeting, I'll show
 19 you the renderings and the floor plan
 20 for that.
 21 Linden Properties. Conceptual
 22 plans are completed. And I also have
 23 that to share with you as we begin to
 24 prepare the application for the
 25 Pre-Submission Committee.

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1 Proceedings
 2 Also the CDA is exploring the
 3 bulk purchase of 11 rental properties
 4 that have been given to us as an
 5 exclusive offer, totaling just over 80
 6 units.
 7 And we'll have resolutions
 8 talking about us doing due diligence
 9 going forward later.
 10 For Brownfield Opportunities
 11 Area, comments were received from New
 12 York State and a response will be
 13 submitted this week.
 14 We are also preparing the
 15 application for Phase 3, which is a
 16 Planning Grant for the Brownfield
 17 Opportunities Area in our downtown.
 18 Safe Routes to School. The
 19 State recommended that we rebid the
 20 original scope of work now that some
 21 adjustments in the construction
 22 industry has come down. They are
 23 hopeful that they will be able to meet
 24 our original price points.
 25 I have spoken with Larry Lutz.

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1 Proceedings
 2 He said as soon as the restrictions
 3 are lifted, he will proceed with
 4 rebidding the Jackson Main Project.
 5 The Local Initiatives Support
 6 Coalition. We have received a second
 7 round of funding. And I have to
 8 prepare reports and draw down those
 9 funds accordingly based upon
 10 expenditures up through December of
 11 2020. And we are in the first quarter
 12 now -- excuse me, up to December of
 13 2019 and we're in the first quarter of
 14 2020 now as well.
 15 As far as ESPRI is concerned,
 16 for safety reasons, we have decided to
 17 close the Community Empowerment
 18 Resource Center for the foreseeable
 19 future until we can determine how we
 20 can proceed safely.
 21 Right now our efforts are
 22 focused on providing emergency
 23 services and coordination of resources
 24 in response to the COVID-19 Pandemic.
 25 Our community liaisons are

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1 Proceedings
 2 conducting detailed impact surveys for
 3 residents through our community
 4 partners. To date, we have received
 5 over a 140 survey responses to
 6 identify needs and provide additional
 7 resources on an emergency basis in
 8 some instances.
 9 We found that several of our
 10 residents who have been sick or
 11 seniors who are homebound need
 12 additional support. And we are
 13 providing direct services to those
 14 individuals.
 15 The CDA is also working with the
 16 Hempstead Chambers of Commerce --
 17 Oh, I wanted to acknowledge that
 18 Board Member Keria Blue has joined us.
 19 SECRETARY COOKE: Good
 20 afternoon.
 21 COMMISSIONER THOMPSON: Welcome.
 22 CHAIRPERSON RYAN: Good
 23 afternoon.
 24 VICE CHAIRPERSON HODGE-BOWLES:
 25 Good afternoon.

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1 Proceedings
 2 MEMBER BLUE: Good afternoon.
 3 COMMISSIONER THOMPSON: I wanted
 4 to say we are working very closely
 5 with the Hempstead Chambers of
 6 Commerce. What we are doing right now
 7 is we are conducting business need
 8 assistance for local businesses who
 9 have been impacted by COVID. We are
 10 conducting door to door surveys
 11 working with the Chambers of Commerce.
 12 Also, she requested additional
 13 bilingual support. And so we are
 14 bringing on a summer intern to help
 15 her with these outreach efforts. And
 16 we'll discuss that a little bit more
 17 in one of our resolutions.
 18 The CDA is also currently
 19 participating with Representative
 20 Kathleen Rice's office on weekly calls
 21 for business relief efforts.
 22 I also wanted to share that I'll
 23 be a panelist on the New York State
 24 Foreclosure Prevention Webinar hosted
 25 by the Local Initiatives Support

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1 Proceedings
 2 Coalition.
 3 I am going to have mute
 4 everybody because we are getting some
 5 feedback.
 6 CHAIRPERSON RYAN: Thank you.
 7 (Background noise.)
 8 COMMISSIONER THOMPSON: You are
 9 still muted.
 10 Again, I want to share that I
 11 will be a panelist this Thursday on a
 12 Webinar hosted by the Local
 13 Initiatives Support Coalition, a
 14 statewide Webinar on New York State
 15 Foreclosure Prevention "What Can We Do
 16 to Get Ahead of the Curve". And I did
 17 send you all an e-mail if you would
 18 like to join us.
 19 That's all I have on my
 20 Commissioner's Report for right now.
 21 Ricky?
 22 SECRETARY COOKE: Number 4 on
 23 the Agenda are the Updates.
 24 COVID 19 Recovery Plan Updates.
 25 40 Byrd Street Project Review.

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1 Proceedings
 2 Linden Property Review.
 3 Hempstead Portfolio Review.
 4 COMMISSIONER THOMPSON: I've
 5 already given the update on the COVID
 6 Recovery Plan.
 7 So right now I am going to start
 8 sharing another screen on the 40 Byrd
 9 Street Project Review to start.
 10 Can everybody see that?
 11 SECRETARY COOKE: Yes.
 12 VICE CHAIRPERSON HODGE-BOWLES:
 13 Yes.
 14 MEMBER BLUE: Yes.
 15 COMMISSIONER THOMPSON: So this
 16 is the rendering of the new and
 17 improved 40 Byrd.
 18 What you'll see here is we've
 19 added -- we bumped out the front porch
 20 to make a portico in the entranceway.
 21 And we've done a general sod
 22 improvement and design work as well as
 23 brickwork.
 24 There are a couple of different
 25 views. As you see, we are also

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1 Proceedings
 2 building a new garage and you'll see
 3 the solar panels that will be
 4 installed on all of the -- on the
 5 roofing areas.
 6 That's a good vision. You can
 7 pretty much see everything there.
 8 Okay?
 9 And now I am going to share the
 10 floor plan.
 11 Can you all see the floor plan?
 12 VICE CHAIRPERSON HODGE-BOWLES:
 13 Yes.
 14 SECRETARY COOKE: Not yet.
 15 COMMISSIONER THOMPSON: Oh, you
 16 can't?
 17 VICE CHAIRPERSON HODGE-BOWLES:
 18 I can.
 19 SECRETARY COOKE: There it is.
 20 I got you. I see it now.
 21 COMMISSIONER THOMPSON: Okay.
 22 So you enter in here. This is
 23 the bump out. The original door was
 24 here. We enclosed the porch and
 25 created a foyer with a coat rack.

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1 Proceedings
 2 You go in. And here is the side
 3 entryway from the driveway. You enter
 4 here. There is a pantry here that
 5 goes into the kitchen.
 6 We removed this wall here to
 7 create an open space floor plan. You
 8 go through here.
 9 And then we created a new main
 10 corridor hallway. This was closed
 11 before and you had to go into this
 12 third bedroom through the second
 13 bedroom.
 14 So we are proposing to
 15 reconfigure this space to create a
 16 main central hallway.
 17 Here, if you go here, there is a
 18 coat closet back here, a laundry room
 19 and you pass the new bathroom.
 20 Now we're given the Land Trust
 21 Option of refreshing this bathroom or
 22 doing a complete re-gut rehab, which
 23 will be about an additional \$14,000.
 24 So we are leaving it on the table now
 25 whether they want to do new or

Page 13

1 Proceedings
 2 refresh. It's in decent shape, but it
 3 does need some upgrading, but the
 4 structure is good.
 5 In the main hallway, there is a
 6 built in bookcase here. If you go in
 7 here, this is a main bedroom here with
 8 a closet here.
 9 On the opposite side of the
 10 hallway, there is a master bedroom
 11 with a really big walk in closet, plus
 12 a little nook for a desk, a computer
 13 desk.
 14 And going back out here is the
 15 third bedroom with another walk in
 16 closet.
 17 So, that's the reconfigured
 18 space. Any questions on that?
 19 So here is -- I am going to go
 20 to the description of all the
 21 different renovations that we are
 22 looking to do. And this is the scope
 23 of work that would be put out to bid
 24 for a construction manager or an
 25 architect and engineer to actually do

Page 14

1 Proceedings
 2 the renovations.
 3 We'll be using this plus a
 4 detailed itemized engineer's estimate
 5 to apply to the County for the
 6 funding.
 7 I'm not going to show the
 8 engineer's estimate here because it is
 9 a public document. And people -- we
 10 don't want them to see the actual
 11 estimate to be able use that to
 12 influence and impact the bid. That's
 13 why I am not showing that now.
 14 Next I want to talk to you about
 15 the Hempstead Portfolio. I believe
 16 that's the next item, Ricky?
 17 SECRETARY COOKE: That is
 18 correct -- well, no, it's the Linden
 19 Property Review and then the Hempstead
 20 Portfolio Review.
 21 COMMISSIONER THOMPSON: Okay.
 22 So, I am going to go to the Linden
 23 Property Review then. Sorry, guys. I
 24 started in the back.
 25 So here is what we are proposing

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1 Proceedings
 2 on the Linden Property. We're
 3 proposing six condo style, two
 4 bedroom, two and a half baths condo
 5 style units. And so here is three and
 6 three. We would have to partition for
 7 a variance for the backyard.
 8 Also you'll see we included a
 9 basketball court, a gazebo space and a
 10 play area here.
 11 That's another -- here's the
 12 play area, another play area and a
 13 basketball court and a better picture
 14 of the gazebo with a turnaround here.
 15 A picture of the gazebo.
 16 You should note that all of the
 17 roofing, we anticipate using Tesla
 18 tiles for solar energy generation.
 19 All these will have net zero elements
 20 included.
 21 This is the back, which would
 22 include a patio.
 23 And that's an aerial view.
 24 Also, each garage will have a
 25 car charging station. Plus we'll have

Page 16

1 Proceedings
 2 car charging stations on either side
 3 for public use.
 4 So I am going to go on -- here
 5 is the floor plan. This is the aerial
 6 view.
 7 And here's the floor plan. So
 8 here's the driveway and the walkway.
 9 We will start on the lower
 10 level. The driveway and a car
 11 charging station, a little walkway in,
 12 a foyer, an open plan, living-dining
 13 room area and a kitchen area. And off
 14 the kitchen area, you see the patio
 15 area that was depicted.
 16 We go to the upper level. We
 17 have a really big master bedroom suite
 18 with -- it's a suite with a master
 19 bath and a huge walk in closet.
 20 Here we have a laundry room
 21 upstairs, corridor, a full bath here,
 22 which is shared -- well, it's a public
 23 bath in the second bedroom, which also
 24 has a walk-in closet.
 25 We discussed whether we wanted

Page 17

1 Proceedings
 2 to make it three bedrooms or two
 3 bedrooms because you know three
 4 bedrooms is more marketable, but the
 5 decision was made -- the three
 6 bedrooms would be very tight and
 7 small.
 8 Also, there is a powder room on
 9 the first floor right off the kitchen
 10 right by the dining room here.
 11 So with the import of the Land
 12 Trust, the Hempstead Community Land
 13 Trust, we decided to do more condo
 14 style. It might be ideal for young
 15 couples or a college student or a
 16 senior who might want to downsize.
 17 So I want to unmute everybody
 18 and see if there are any questions or
 19 comments that anyone wants to ask
 20 right now.
 21 Let's see. How do I get
 22 everybody? Okay. Is everybody
 23 unmuted?
 24 SECRETARY COOKE: I believe so.
 25 VICE CHAIRPERSON HODGE-BOWLES:

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1 Proceedings
 2 Yes.
 3 CHAIRPERSON RYAN: Yes.
 4 COMMISSIONER THOMPSON: Does
 5 anyone have any questions or comments
 6 based upon what they've seen?
 7 VICE CHAIRPERSON HODGE-BOWLES:
 8 No, not at this time.
 9 COMMISSIONER THOMPSON: The
 10 original space you should know
 11 originally had five single family lots
 12 on that blueprint. We are adding one
 13 more in there. We have the option of
 14 doing five, but the five were more
 15 luxurious homes. That would be hard
 16 to justify as affordable housing. We
 17 believe this model is not currently
 18 available in the Village. And we
 19 thought it would be a good addition to
 20 our housing -- types of housing that
 21 we are able to offer.
 22 So, if no one has any questions,
 23 then I will -- any questions?
 24 VICE CHAIRPERSON HODGE-BOWLES:
 25 No.

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1 Proceedings
 2 COMMISSIONER THOMPSON: Okay.
 3 So, then I am going to go back to -- I
 4 am actually going to go back to...
 5 give me one moment. I'm sorry.
 6 I am going to stop sharing and
 7 go back and find the next document.
 8 Now, we have to do the Linden --
 9 no --
 10 SECRETARY COOKE: Hempstead
 11 Portfolio Review.
 12 COMMISSIONER THOMPSON:
 13 Hempstead Portfolio, yes, exactly.
 14 Give me one moment. I'll hop to that.
 15 I am going to start with just an
 16 overview. Let me share this now.
 17 Okay. Here we are. Can everyone see
 18 that?
 19 So I am going to mute everyone
 20 again. We have the feedback.
 21 Hopefully, I won't mute myself again.
 22 Okay. Can everyone see this okay?
 23 Yes.
 24 So this came to us back in
 25 November as an exclusive offer. There

Page 20

1 Proceedings
 2 is one owner, Danny Goldberg. You may
 3 know him. He is also the owner of The
 4 Reveley. He owns these 11 properties
 5 scattered throughout the Village. And
 6 he is looking to divest them.
 7 So they came in to me in
 8 November. Of course, we didn't have
 9 that money in November, but
 10 subsequently the State -- New York
 11 State Housing Trust Fund Corporation
 12 reached out to Nassau County to say
 13 they got an infusion of about 5
 14 billion dollars. They didn't have
 15 enough projects located on Long
 16 Island.
 17 So Kevin Crean, who is the
 18 Director of the Nassau County Office
 19 of Community Development, reached out
 20 to me. And we coordinated a call with
 21 the State and sent them this portfolio
 22 and said, do you think this is
 23 something you can work on and they
 24 said yes.
 25 So actually three of the

Page 21

1 Proceedings
 2 properties are considered homeless
 3 shelters. Only one is occupied as a
 4 homeless shelter. That's the Covert
 5 Street property.
 6 The other two properties are not
 7 currently occupied, 91 South Franklin
 8 and the Burr Street property.
 9 All of them are in need of some
 10 kind of TLC. This is Union. This is
 11 Sammis. This is Miller. This is
 12 Clinton, California Avenue. And this
 13 is -- the building behind the trees is
 14 Orchard, 40 and 44 Orchard.
 15 Oh, this is a Freeport property
 16 we are not going to be looking at that
 17 one. I'm sorry. Wait a minute.
 18 That's Linden. I stand corrected, the
 19 Linden property. The areas in the
 20 yellow and the blue area is additional
 21 property that can be developed if we
 22 choose to do so.
 23 So what we've done in the
 24 meantime is we are looking to do a
 25 Capital Needs Assessment on each of

Page 22

1 Proceedings
 2 these projects. And so there will be
 3 a resolution we will go into in a
 4 minute. The 5d Architecture is the
 5 architectural firm that did the floor
 6 plans and schematics for the Byrd
 7 Street property, the Thorne Avenue
 8 property as well as our Linden
 9 Project.
 10 And o we would like to retain
 11 him to do -- to go to each site and do
 12 a Capital Needs Assessment and we
 13 would use that as a basis for
 14 negotiating a purchase price depending
 15 on what systems need to be upgraded.
 16 We do want to do an infusion of green
 17 elements, including making public car
 18 charging stations and whatever other
 19 environmental improvements we can make
 20 to minimize utility costs for the
 21 tenants. And so that's pretty much
 22 it.
 23 And so the scope of this
 24 agreement is basically -- so, Covert
 25 has 12 units. South Franklin has 20

Page 23

1 Proceedings
 2 bedrooms. Burr Avenue has seven
 3 units. Vermont has four units. Union
 4 Place has 60. Sammis has six --
 5 excuse me, Union Place has six.
 6 Sammis has six. Clinton has eight.
 7 Miller has six. California Avenue has
 8 five. And Orchard Street has a total
 9 eight units. And then there is twelve
 10 combined units for Linden Place.
 11 So we need them to go on site
 12 and do like a three or four page
 13 Capital Needs Assessment review and
 14 write up a report for us. We will use
 15 that to put together with the funding
 16 model, what we call a pro forma and
 17 identify grant sources and uses for
 18 the acquisition and rehab.
 19 And what we intend to do here is
 20 maintain ownership of these rental
 21 units because the highest request that
 22 we get coming in is people need
 23 housing, people want safety, decent
 24 and affordable housing and there is
 25 not enough.

Page 24

1 Proceedings
 2 And I wanted to share with you
 3 if we are able to do this deal
 4 successfully, we would get a
 5 developer's fee that would be
 6 earmarked to pay down all of the CDA's
 7 debt that we currently owe the Village
 8 that has been amassed over the last
 9 few administrations. This would
 10 pretty much wipe out the current debt
 11 that we owe the Village.
 12 We would hire someone to manage
 13 the properties, a specialist in rental
 14 management. A lot of these units are
 15 subsidized with Housing Choice
 16 Vouchers, also known as Section 8. So
 17 we would hire someone who specializes
 18 in re-certification and managing
 19 Section 8 properties.
 20 So I'm going to unmute everyone.
 21 And at this point I'd like you to ask
 22 any questions that you might have that
 23 I can offer additional guidance on.
 24 CHAIRPERSON RYAN: The monies
 25 that are available for this venture,

Page 25

1 Proceedings
 2 is it a grant or is it a loan?
 3 COMMISSIONER THOMPSON: It's a
 4 combination of both. So there is a
 5 very low interest loan that would be
 6 used for the acquisition, but the
 7 renovations would be a combination of
 8 Emergency Solutions Grant money and
 9 money funded through the New York
 10 Trust Fund Corporation. There is a
 11 specific loan -- a very low interest
 12 loan that is designed to acquire
 13 rental properties and that's what we
 14 would look to support.
 15 But the income generated by each
 16 of these units would be more than
 17 enough to cover the debt, service as
 18 well as any carrying costs on the
 19 properties.
 20 CHAIRPERSON RYAN: Thank you.
 21 COMMISSIONER THOMPSON: Any
 22 other questions, Board Members?
 23 Okay. If not --
 24 SECRETARY COOKE: Okay.
 25 COMMISSIONER THOMPSON: So we

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1 Proceedings
 2 have now all associated with the
 3 projects we just went over plus an
 4 additional -- well, we talked about
 5 hiring the interns for the summer as
 6 well. So, Ricky, I'll let you take it
 7 away.
 8 SECRETARY COOKE: Okay. If
 9 there are no other questions, we are
 10 going to go back to the Agenda with
 11 number 5, which is New Business.
 12 Under New Business, we have
 13 Resolution 14, authorizing the
 14 Incorporated Village of Hempstead
 15 Community Development Agency to enter
 16 into Contract with Uniondale Community
 17 Land Trust and Apply jointly for HOME
 18 and other Grant Funds to Rehabilitate
 19 40 Byrd. If there are no questions --
 20 COMMISSIONER THOMPSON: Ricky,
 21 give me one moment. I just want to
 22 clarify.
 23 SECRETARY COOKE: Yes, you got
 24 it.
 25 COMMISSIONER THOMPSON: You guys

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1 Proceedings
 2 may wonder why we are going with the
 3 Uniondale Community Land Trust.
 4 Originally, when we first entered into
 5 this project, the Hempstead Community
 6 Land Trust had not yet received its
 7 501C3. They are not yet qualified as
 8 a community housing development
 9 organization qualified to go after
 10 grant funds. They will be listed as a
 11 co-developer on the Byrd Street
 12 Project. So they can get the
 13 requisite experience so that they can
 14 qualify to be the co-developers on the
 15 Thorne and Linden Projects.
 16 VICE CHAIRPERSON HODGE-BOWLES:
 17 Thank you for that.
 18 COMMISSIONER THOMPSON: You're
 19 welcome.
 20 SECRETARY COOKE: May I get a
 21 motion if there are no questions?
 22 VICE CHAIRPERSON HODGE-BOWLES:
 23 So move. It's Tina.
 24 SECRETARY COOKE: Thank you. I
 25 need a second? Can I have a second,

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1 Proceedings
 2 please?
 3 MEMBER BLUE: A second.
 4 SECRETARY COOKE: That was Ms.
 5 Blue?
 6 MEMBER BLUE: Yes.
 7 SECRETARY COOKE: Thank you,
 8 Member Blue.
 9 Member Nicolas?
 10 MEMBER NICOLAS: Yes.
 11 SECRETARY COOKE: Member Blue?
 12 MEMBER BLUE: Yes.
 13 SECRETARY COOKE: Vice
 14 Chairperson Tina Hodge-Bowles?
 15 VICE CHAIRPERSON HODGE-BOWLES:
 16 Yes.
 17 SECRETARY COOKE: And
 18 Chairperson Mayor Don Ryan?
 19 CHAIRPERSON RYAN: Yes.
 20 SECRETARY COOKE: Thank you.
 21 Okay.
 22 We have Resolutions 15 and 15A
 23 Authorizing CDA to conduct due
 24 diligence on Hempstead Portfolio to
 25 Solidify Deal Structure, Identify

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1 Proceedings
 2 Sources of Funding for Acquisition and
 3 Rehabilitation of 11 Rental Properties
 4 and Prepare Letter of Intent all
 5 Subject to Board Approval at 7-7-2020
 6 Board Meeting.
 7 If there are no questions or
 8 comments, I would like to have a
 9 motion.
 10 MEMBER BLUE: So moved, Blue.
 11 VICE CHAIRPERSON HODGE-BOWLES:
 12 Second, Hodge-Bowles.
 13 SECRETARY COOKE: Thank you.
 14 Let me get another pen.
 15 Member Nicolas?
 16 MEMBER NICOLAS: Yes.
 17 SECRETARY COOKE: Member Blue?
 18 MEMBER BLUE: Yes.
 19 SECRETARY COOKE: Vice
 20 Chairperson Tina Hodge-Bowles?
 21 VICE CHAIRPERSON HODGE-BOWLES:
 22 Yes.
 23 SECRETARY COOKE: And
 24 Chairperson Mayor Don Ryan?
 25 CHAIRPERSON RYAN: Yes.

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1 Proceedings
 2 SECRETARY COOKE: Thank you.
 3 I also -- I also -- I got the
 4 wrong numbers on them. Can you help
 5 me determine which was which, please?
 6 COMMISSIONER THOMPSON: The 15
 7 is just a general due diligence. 15A
 8 is the resolution requesting us to
 9 enter into the contract with 5d
 10 Architecture to do the Capital Needs
 11 Assessment.
 12 SECRETARY COOKE: Got it.
 13 15A Authorizing the Community
 14 Development Agency to retain 5d
 15 Architecture and Engineering, PLLC to
 16 conduct preliminary building
 17 inspections and prepare summary
 18 feasible reports on the 11 properties
 19 in the Hempstead Portfolio.
 20 May I have a motion?
 21 MEMBER NICOLAS: I move, Franz
 22 Nicolas.
 23 SECRETARY COOKE: May I have a
 24 second, please?
 25 COMMISSIONER THOMPSON: Did you

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1 Proceedings
 2 get that?
 3 SECRETARY COOKE: Yes, I did.
 4 May I have a second, please?
 5 MEMBER BLUE: Second, Blue.
 6 SECRETARY COOKE: Thank you very
 7 much.
 8 Member Nicolas?
 9 MEMBER NICOLAS: Yes.
 10 SECRETARY COOKE: Member Blue?
 11 MEMBER BLUE: Yes.
 12 SECRETARY COOKE: Vice
 13 Chairperson Hodge-Bowles?
 14 VICE CHAIRPERSON HODGE-BOWLES:
 15 Yes.
 16 SECRETARY COOKE: And
 17 Chairperson Mayor Don Ryan?
 18 CHAIRPERSON RYAN: Yes.
 19 SECRETARY COOKE: Thank you.
 20 We have Resolution 16
 21 Authorizing the Incorporated Village
 22 of Hempstead Community Development
 23 Agency's to enter into an Agreement
 24 for Auditing Services for fiscal year
 25 2020, 2021 and 2022.

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1 Proceedings
 2 If there are no questions, may I
 3 have a motion?
 4 COMMISSIONER THOMPSON: I shared
 5 the actual firm, EFPR Group, CPAs.
 6 They were the lowest responsive bidder
 7 significantly by about \$8,000 lower
 8 than the nearest one after them.
 9 They also currently handle the
 10 School Board's auditing books and they
 11 have extensive experiences with
 12 various municipal and government
 13 entities.
 14 You see the price range for 2020
 15 is \$12,350 and 2021 is \$12,700 and
 16 2022 is \$13,050.
 17 SECRETARY COOKE: May I have a
 18 motion?
 19 VICE CHAIRPERSON HODGE-BOWLES:
 20 So move, Hodge-Bowles.
 21 SECRETARY COOKE: Thank you.
 22 May I have a second?
 23 MEMBER BLUE: Second, Blue.
 24 SECRETARY COOKE: Thank you very
 25 much.

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1 Proceedings
 2 Member Nicolas?
 3 MEMBER NICOLAS: Yes.
 4 SECRETARY COOKE: Member Blue?
 5 MEMBER BLUE: Yes.
 6 SECRETARY COOKE: Vice
 7 Chairperson Tina Hodge-Bowles?
 8 VICE CHAIRPERSON HODGE-BOWLES:
 9 Yes.
 10 SECRETARY COOKE: And
 11 Chairperson Mayor Don Ryan?
 12 CHAIRPERSON RYAN: Yes.
 13 SECRETARY COOKE: Thank you.
 14 Our last Resolution for the
 15 evening, Authorizing the hiring of an
 16 intern at the College rate and
 17 increasing the current intern to the
 18 College pay rate.
 19 Commissioner, do you want to
 20 mention anything about that before the
 21 motion?
 22 COMMISSIONER THOMPSON: Yes. So
 23 the Hempstead Chambers of Commerce
 24 came to us when they were doing their
 25 business outreach saying that they

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1 Proceedings
 2 needed a bilingual person. Say we
 3 reached out to Donna Rafael if any of
 4 her students would be willing and able
 5 to take on that role as a college
 6 intern, well as an intern. It so
 7 happens that the student is graduating
 8 from the Academy Charter School. She
 9 is a senior graduating this month. We
 10 have a different rate for college
 11 students versus high school students
 12 because our current intern Melba
 13 Morales, who is a valedictorian of
 14 Hempstead High School, is also
 15 graduating, we wanted them to be at
 16 the same rate. The college intern
 17 rate is \$15 per hour. It's actually
 18 funded under the ESPRI Grant
 19 Initiatives.
 20 CHAIRPERSON RYAN: Excellent.
 21 Do you know what college these
 22 students will be attending?
 23 COMMISSIONER THOMPSON: I
 24 believe that Shelley Martinez will be
 25 at Nassau Community College and I know

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1 Proceedings
 2 that Melba Morales has committed to
 3 Hofstra University.
 4 CHAIRPERSON RYAN: Thank you.
 5 VICE CHAIRPERSON HODGE-BOWLES:
 6 It's \$15 an hour. Do we have the
 7 amount of hours?
 8 COMMISSIONER THOMPSON:
 9 Unfortunately, may I say fortunately,
 10 because of the COVID crisis, we've
 11 been really using them quite a bit to
 12 boots on the ground, so up to 29.5
 13 hours per week.
 14 VICE CHAIRPERSON HODGE-BOWLES:
 15 Okay.
 16 COMMISSIONER THOMPSON: Also I
 17 should share with you since we closed
 18 the Resource Center, we -- I made the
 19 decision to furlough our Community
 20 Empowerment officers and just have the
 21 Liaison Ruth Cosby be really the only
 22 employee under the Grant at this time,
 23 for several reasons, but the salary
 24 funding for the Grant has run out
 25 almost for those other two.

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1 Proceedings
 2 And I did not want to reallocate
 3 CDA resources to continue to fund them
 4 if the center is closed. We have and
 5 they have agreed to on a project by
 6 project basis should we need them and
 7 should they be available to continue
 8 to support us on a project by project
 9 basis.
 10 VICE CHAIRPERSON HODGE-BOWLES:
 11 Okay, that's good.
 12 SECRETARY COOKE: May we have a
 13 motion, please?
 14 VICE CHAIRPERSON HODGE-BOWLES:
 15 Yes, so move, Hodge-Bowles.
 16 SECRETARY COOKE: May we have a
 17 second?
 18 MEMBER NICOLAS: Second,
 19 Nicolas.
 20 SECRETARY COOKE: Thank you very
 21 much, sir.
 22 Member Nicolas?
 23 MEMBER NICOLAS: Yes.
 24 SECRETARY COOKE: Member Blue?
 25 MEMBER BLUE: Yes.

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 2 SECRETARY COOKE: Vice
 3 Chairperson Hodge-Bowles?
 4 VICE CHAIRPERSON HODGE-BOWLES:
 5 Yes.
 6 SECRETARY COOKE: Chairperson
 7 Mayor Don Ryan?
 8 CHAIRPERSON RYAN: Yes.
 9 SECRETARY COOKE: Commissioner,
 10 are there any addendums?
 11 COMMISSIONER THOMPSON: No. We
 12 were able to update the Agenda to
 13 reflect any changes from the original
 14 Agenda to now so that there are no
 15 additional addendums.
 16 SECRETARY COOKE: Great. With
 17 that --
 18 COMMISSIONER THOMPSON: One
 19 moment, Ricky. Are there any other
 20 issues -- I just want to give -- are
 21 there any other issues or concerns
 22 that need to be addressed from the
 23 Board Members?
 24 Hearing none, please, go ahead,
 25 Ricky.

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1 Proceedings
2 SECRETARY COOKE: Okay.
3 Chairperson Don Ryan, would you
4 like to entertain a motion to adjourn?
5 CHAIRPERSON RYAN: I would like
6 to entertain a motion to adjourn.
7 Do we have a second, please?
8 VICE CHAIRPERSON HODGE-BOWLES:
9 Yes, Hodge-Bowles.
10 SECRETARY COOKE: It is 6:10.
11 So, Vice Chairperson Hodge-Bowles and
12 Mayor Ryan.
13 Member Nicolas --
14 COMMISSIONER THOMPSON: We need
15 a second, Ricky?
16 SECRETARY COOKE: We did. We
17 got Tina Hodge-Bowles. It was Mayor
18 Ryan and Tina Hodge-Bowles.
19 MEMBER BLUE: I second it, Blue.
20 SECRETARY COOKE: I got two.
21 COMMISSIONER THOMPSON: Tina
22 Hodge-Bowles moved it --
23 VICE CHAIRPERSON HODGE-BOWLES:
24 Mayor Ryan moved it.
25 SECRETARY COOKE: Right. I got

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2 Mayor Ryan and Tina. Correct?
3 VICE CHAIRPERSON HODGE-BOWLES:
4 Yes.
5 SECRETARY COOKE: So, Member
6 Nicolas?
7 MEMBER NICOLAS: Yes.
8 SECRETARY COOKE: Member Blue?
9 MEMBER BLUE: Yes.
10 SECRETARY COOKE: Vice
11 Chairperson Hodge-Bowles?
12 VICE CHAIRPERSON HODGE-BOWLES:
13 Yes.
14 SECRETARY COOKE: Chairperson
15 Mayor Don Ryan?
16 CHAIRPERSON RYAN: Yes.
17 COMMISSIONER THOMPSON: We have
18 been very efficient and crammed a lot
19 in.
20 Off the record.
21 (Discussion held off the
22 record.)
23 COMMISSIONER THOMPSON: Good
24 evening, all. We will see you on July
25 7th and I'll be in touch with the

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1
2 Mayor to see whether we will be
3 reconvening in person or having
4 another virtual. Thank you.
5 (Time noted: 6:12 p.m.)
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1
2 CERTIFICATION
3
4 I, Susan C. Bartlett, a Notary Public
5 for and within the State of New York, do
6 hereby certify:
7 That the witness whose testimony as
8 herein set forth, was duly sworn by me;
9 and that the within transcript is a true
10 record of the testimony given by said
11 witness.
12 I further certify that I am not
13 related to any of the parties to this
14 action by blood or marriage, and that I am
15 in no way interested in the outcome of
16 this matter.
17 IN WITNESS WHEREOF, I have hereunto
18 set my hand this 4th day of June, 2020.
19
20
21
22
23
24
25

Susan C. Bartlett

SUSAN C. BARTLETT

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