

**GREAT NECK LIBRARY  
MINUTES OF THE  
SPECIAL BOARD OF TRUSTEES MEETING  
TUESDAY, AUGUST 24, 2010, AT 8:00 P.M.**

The Special Board of Trustees meeting of August 16, 2010, was called to order and then adjourned because of a lack of quorum. It was rescheduled for tonight, Tuesday, August 24, 2010. The meeting was convened in the Multi-Purpose Room of the Great Neck Library, 159 Bayview Avenue, Great Neck, NY 11023.

The following Trustees were present constituting a quorum:

Andrew Greene – President  
Anna Kaplan – Vice President  
Janet Eshaghoff – Secretary  
Varda Solomon – Treasurer  
Josie Pizer – Assistant Treasurer  
Martin Sokol

Absent with prior notice: Trustee Marietta DiCamillo – Assistant Treasurer  
Neil Zitofsky – Business Manager

Also present: Jane B. Marino – Director  
Laura Weir – Assistant Director  
Noah Nadelson, Bond Counsel (Munistat)  
Louise Fishman & Ian Siegel – Representatives from the Town of  
North Hempstead Business & Tourism Development Corp.

## **Call to Order**

The meeting was called to order at 8:03 p.m. by President Andrew Greene for the purpose of discussing and approving the following agenda items:

- disbursement for application fee for the Town of North Hempstead Local Development Corporation financing
- Grant application for State Construction Grant for Station Branch renovation
- New proposal for VHB Engineering
- Reimbursement of expenditures relating to the Main Building project.

## **Disbursement for Application Fee for the Town of North Hempstead Local Development Corporation Financing**

Mr. Siegel and Ms. Fishman provided some background information on the Town of North Hempstead Local Development Corporation (LDC). This agency, established six years ago and received bonding authority last year, is now able to issue bonds and conduit lending to not-for-profit organizations within the Town of North Hempstead. Prior to that, the LDC issued bonds to

specific types of enterprises, such as, for affordable housing, transportation and manufacturing. The Library would be their first project of this magnitude. The underwriters that LDC work with, such as Harris Beach, are very reputable and have worked for DASNY (Dormitory Authority of the State of New York), Nassau County IDA and other LDCs. They have underwritten hundreds of millions of dollars in transactions throughout the State of New York. The fees, which are lower than banks, are reinvested in the Town to help promote local business and tourism in the community while fees to DASNY go to New York State.

Should the Library choose to use another agency, the application is not a commitment but a one-time fee to consider financing option. The approval of the application could come before the LDC Board at their Board meeting on September 14, 2010, or a subsequent meeting in October depending on when the application is received.

Mr. Siegel clarified that fees expended prior to the issuance of the bond will be bondable but there is a cut off period of 60 days prior to the bond issuance. Ms. Marino will email Mr. Siegel the list with the dates of expenditures and he will speak to his bond counsel to see whether expenditures prior to the 60-day cut off would be bondable.

Bond Counsel, Noah Nadelson, prepared and reviewed comparative upfront fees for DASNY and LDC for the issuance of a \$22,500,000 bond [copy attached]. LDC's fees are \$120,000 less than those of DASNY. He pointed out that bonding through the LDC would be easier, faster and cheaper than going through DASNY.

Public Comment: Carol Frank

**Upon motion by Varda Solomon, seconded by Anna Kaplan and after discussion, it was,**

**RESOLVED**, that the Board of Trustees of the Great Neck Library approve the payment of a non-refundable application fee of \$500 to the Town of North Hempstead Business and Tourism Development Agency to pay for an application for financial assistance for the Library's building expansion and renovation project to be paid for from the Main Building and Special Services Fund.

**VOTE:** Yes – 6 (Eshaghoff, Kaplan, Greene, Pizer, Sokol, Solomon)  
*MOTION CARRIED UNANIMOUSLY*

## **Discussion and Approval of Grant Application for State Construction Grant for Station Branch Renovation**

**Upon motion by Janet Eshaghoff, seconded by Josie Pizer and after discussion, it was,**

**RESOLVED**, that the Board of Trustees of the Great Neck Library approve the submission of the attached application for a Public Library Construction Grant in the amount of \$142,045 for the Station Branch renovation to be administered in

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accordance with the requirements of Education Law §273-a (as Amended by Chapter 57 of the Laws of 2007) and Commissioner's Regulations §90.12.

Public Comment: Karen Rubin

**VOTE:** Yes – 6 (Eshaghoff, Kaplan, Greene, Pizer, Sokol, Solomon)  
*MOTION CARRIED UNANIMOUSLY*

## **Discussion and Approval of New Proposal from VHB Engineering**

Library Director Jane Marino briefly explained the need for a new proposal, which would supersede the proposal that the Board approved in July 2010. She stated that since the Library will no longer be the Lead Agency, the role and scope of work of VHB have changed. They will no longer complete the SEQRA process or go to the New York State DEC. They will only have to do the traffic study which they have already completed. The new proposal dated August 9, 2010, would make VHB act as consultant to the Library for the Town and BZA meetings.

The new proposal included preparation and attendance at BZA Hearings, as well as other meetings and general consultations, estimated to cost \$9,500.

The Director stated that Paul Bloom, Zoning Counsel, felt it necessary to have VHB at the BZA hearing to answer any questions, and she herself was also uncomfortable appearing before the BZA without the environmental consultant.

The Trustees were not comfortable with the wording of the new proposal as it was subject to open-ended costs. Ms. Marino was instructed to convey to the environmentalist that the Board was waiting to hear from the Town on whether the Town will be using their own environmentalist or VHB. If they want to use VHB, then the Board will enter in an agreement with VHB at that time. In the interim, since there is work to be done under the old contract, the Board agreed to a "bill for service" rate only for work that has prior Board approval. The Director was also asked to have the environmentalist clarify whether hours for meeting attendance are at a fixed rate if meetings go beyond the time specified in their new proposal.

President Greene will be contacting the Town for clarification as to their role as "Lead Agency" and a time calendar for the environmentalist. This would be helpful to the Board if they need to renegotiate a new proposal with VHB.

The consensus of the Board was to table the new proposal for VHB until the September Board meeting.

Public Comments: Karen Rubin, Carol Frank

## Reimbursement of Expenditures – Main Building Project

Upon motion by Anna Kaplan, seconded by Josie Pizer, it was,

**RESOLVED**, that the Board of Trustees of the Great Neck Library table the discussion and vote on this until the September Board meeting.

**VOTE:** Yes – 6 (Eshaghoff, Kaplan, Greene, Pizer, Sokol, Solomon)  
*MOTION CARRIED UNANIMOUSLY*

## Adjournment

The meeting was adjourned at 9:20 p.m. on motion by Janet Eshaghoff and seconded by Anna Kaplan.

Respectfully submitted,

Janet Eshaghoff  
Secretary of the Board of Trustees