

THESE ARE NOT THE OFFICIAL MINUTES OF THE BOARD OF TRUSTEES UNTIL SAME HAS BEEN APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES.

2025-1

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A meeting of the Board of Trustees of the Incorporated Village of Freeport was held on Monday, February 24, 2025 at 4:30 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

Robert T. Kennedy	Mayor
Ronald Ellerbe	Deputy Mayor
Jorge A. Martinez	Trustee
Christopher L. Squeri	Trustee
Evette B. Sanchez	Trustee
Howard E. Colton	Village Attorney
Pamela Walsh Boening	Village Clerk

At 4:31 P.M., Mayor Kennedy convened in the main conference room and Trustee Martinez led in the Pledge of Allegiance.

No residents were present.

At 4:30 P.M., it was moved by Trustee Martinez, seconded by Trustee Squeri and carried to adjourn this portion of the Legislative Meeting and return to the Mayor's Conference Room to continue in Executive Session to discuss one (1) Personnel Matter.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	Not Present
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

At 5:35 P.M., motion was made by Trustee Sanchez, seconded by Trustee Martinez and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

Approximately six (6) residents were present.

Deputy Mayor Ellerbe led in the Pledge of Allegiance.

It was moved by Trustee Squeri, seconded by Trustee Martinez, and carried to approve the Board of Trustees Minutes of February 10, 2025.

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The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Abstain
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Trustee Martinez, and carried to approve the Board of Trustees Dangerous/Nuisance Minutes of February 10, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Abstain
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Squeri that the following resolution be adopted:

WHEREAS, the Village Assessor is requesting Board approval for the “Amendment NO. 1” service agreement between the Village of Freeport and Catalis Tax & CAMA Company (formerly known as Patriot Properties Inc.); and

WHEREAS, on January 20, 2025, the Parties wish to amend the original executed Agreement; and

WHEREAS, the PAS maintenance and support system is currently used in the Village and is required for the 2025/2026 Tax Year; and

WHEREAS, the PAS system enables the Village Assessment Department to prepare and complete the Tentative and Final rolls, Tax Bill calculations, Tax Grievance, SCAR’s and Tax Certiorari tracking; and

WHEREAS, the 2024/25 annual service maintenance fee for the original PAS remains at \$8,700.00; and

WHEREAS, pursuant to the terms of the contract dated December 2022, the price is subject to a 3% increase when 90 days’ notice is provided to the municipality; and

WHEREAS, the cost for the contract with The Catalis Tax & CAMA Company, 3025 Windward Plaza, Suite 200, Alpharetta, GA 30005-7451, will increase from \$8,700.00 to \$8,961.00, for a term from March 1, 2025 to February 28, 2026; and

WHEREAS, this expense will be charged to A135504 542800 Service Contracts Repairs, and there are sufficient funds to cover the cost of this service; and

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NOW THEREFOR BE IT RESOLVED, that based upon the recommendation of the Village Assessor, the Board approves and the Mayor be and hereby is authorized to sign any documentation necessary to approve the Amendment NO. 1 service agreement between the Village of Freeport and Catalis Tax & CAMA Company, 3025 Windward Plaza, Suite 200, Alpharetta, GA 30005-7451, in the amount of \$8,961.00, for a term from March 1, 2025 to February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Martinez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Superintendent of Buildings is requesting the Board to authorize the Village Clerk to advertise a Notice to Bidders for the “2025 – Lot Clearances in the Village of Freeport Inorganic (Debris) Material” for the quality of life related issues on vacant properties by removing inorganic materials from aforementioned properties; and

WHEREAS, said procurement of said services requires the use of competitive bidding as necessitated by General Municipal Law §103 and the Village’s Procurement Policy; and

WHEREAS, the contract will be for a term of three (3) years from March 1, 2025 through February 28, 2029, with an option in favor of the Village to extend for two (2) additional one (1) year terms; and

WHEREAS, under this contract, the Building Department anticipates spending approximately \$55,000.00 (per year); and

WHEREAS, payments will be made from the Building Department’s Budget, A 362004 543510; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Buildings, the Village Clerk be and is hereby authorized to advertise a Notice to Bidders for the “2025 – Lot Clearances in the Village of Freeport Inorganic (Debris) Material” in the Freeport Herald and other related publications on February 27, 2025, with specifications available from March 3, 2025 through March 7, 2025, and a return date of March 11, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor

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Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Sanchez, seconded by Trustee Squeri that the following resolution be adopted:

WHEREAS, the Superintendent of Buildings is requesting the Board to authorize the Village Clerk to advertise a Notice to Bidders for the “2025 – Lot Clearances in the Village of Freeport - Organic Material” for the clearing and removal of high grass, weeds, and other organic material from privately owned properties throughout the Village; and

WHEREAS, said procurement of said services requires the use of competitive bidding as necessitated by General Municipal Law §103 and the Village’s Procurement Policy; and

WHEREAS, the contract will be for a term of three (3) years from March 1, 2025 through February 28, 2029, with an option in favor of the Village to extend for two (2) additional one (1) year terms; and

WHEREAS, under this contract, the Building Department anticipates spending approximately \$110,000.00 (per year); and

WHEREAS, payments will be made from the Building Department’s Budget, A 362004-543510; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Buildings, the Village Clerk be and is hereby authorized to advertise a Notice to Bidders for the “2025 – Lot Clearances in the Village of Freeport - Organic Material” in the Freeport Herald and other related publications on February 27, 2025, with specifications available from March 3, 2025 through March 7, 2025, and a return date of March 11, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Sanchez that the following resolution be adopted:

WHEREAS, on April 15, 2024, the Board awarded the “2024- Emergency Board-Ups Re-bid” to Cipco Boarding Co., Inc., P.O. Box 824, Lynbrook, New York 11563, in the amount of \$175,550.00 for a retroactive term from March 1, 2024, through February 28, 2025, with an option for two (2) additional one-year extension terms; and

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WHEREAS, the Superintendent of Buildings has requested to exercise the first one-year extension of the Contract with the Contractor, with no additional increase in unit costs; and

WHEREAS, the contract extension with Cipco Boarding Co., Inc., P.O. Box 824, Lynbrook, New York 11563, will be for a term from March 1, 2025, through February 28, 2026, for the not to exceed bid amount of \$175,550.00; and

WHEREAS, funding for the board-ups contract will be from the Building Department’s Budget line A362004 543530; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Buildings, the Board approves that the Mayor be and hereby is authorized to effectuate any documentation necessary to approve the first one-year contract extension for the “2024- Emergency Board-Ups Re-bid” with Cipco Boarding Co., Inc., PO Box 824, Lynbrook, New York 11563, for a not to exceed bid amount of \$175,550.00 for a term from March 1, 2025, through February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It is moved by Trustee Sanchez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, on January 2, 2025, the Board authorized the Village Clerk to advertise a Request for Proposals for the “2nd Request for Proposals for the Continuous Emissions Monitoring System”, RFP #25-01-ELEC-729; and

WHEREAS, by the closing date on January 24, 2025, the Electric Department received two (2) proposals responses to its request for proposals for continuous emissions monitoring system; and

WHEREAS, the lowest and responsible proposer was submitted by Air Tox Environmental Company, Inc., 479 Tolland Turnpike, Willington, CT 06279, for the cost of \$27,200.00 for year one (1); \$28,620.00 for year two (2); \$30,000.00 for year three (3); and \$31,550.00 for the optional year; and

WHEREAS, expenses related to emergency repairs shall be provided at a rate of \$170.00/hour increasing by \$5.00/hour annually; and

WHEREAS, the contract term is a three (3) year contract, with an optional one (1) year

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extension, beginning on March 1, 2025 and ending on February 29, 2028; and

WHEREAS, the cost for these services shall be charged to E7143156 510000 (Regulatory Agency Expenses) and there are sufficient funds available for this expense; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Electric Utilities, the Board approves and the Mayor be and is hereby authorized to sign any paperwork necessary to award the “2nd Request for Proposals for the Continuous Emissions Monitoring System”, RFP #25-01-ELEC-729, to Air Tox Environmental Company, Inc. (Air Tox), 479 Tolland Turnpike, Willington, Connecticut 06279, for a term from March 1, 2025 to February 29, 2028, at a cost of \$27,200.00 for YEAR ONE (2025-26); \$28,620.00 for YEAR TWO (2026-27); \$30,000 for YEAR THREE (2027-2028); and \$31,500 for the optional one (1) year extension; expenses related to emergency repairs shall be provided at a rate of \$170.00/hour, increasing by \$5.00/hour annually.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Sanchez that the following resolution be adopted:

WHEREAS, the Electric Utility is currently in need of professional on-call electrical engineering consulting services for the Incorporated Village of Freeport’s Electric Department; and

WHEREAS, on January 22, 2024, the Board approved to enter into a Consulting Agreement with Combined Technologies Inc., 43 East Mall Drive, Melville, New York 11747-2321, for a not to exceed amount of \$20,000.00, for the term from March 1, 2024 to February 28, 2025; and

WHEREAS, CTI’s Principal-In-Charge, Mitchell Goldstein P.E., has been a registered Professional Engineer since 1988; and

WHEREAS, these professional services performed by CTI Combined Technologies Inc. are specialized skills and are therefore exempt from competitive bidding requirements of General Municipal Law; and

WHEREAS, the cost of the contract with Combined Technologies Inc., 43 East Mall Drive, Melville, New York 11747-2321, is for an amount not to exceed \$20,000.00, for the term from March 1, 2025 to February 28, 2026; and

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WHEREAS, the rate for the Principal-In-Charge and the Technical Consultant will increase by \$25.00/hour; and

WHEREAS, the cost of these services shall be funded through account numbers E7131001 510000 (Supervision & Engineering PP1), E7131002 510000 (Supervision & Engineering PP2) and E7131006 510000 (Supervision & Engineering LM6000); and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Electric Department, the Board approves and the Mayor be and hereby is authorized to execute all necessary documentation to enter into a Consulting Agreement with Combined Technologies Inc., 43 East Mall Drive, Melville, New York 11747-2321, for an amount not to exceed \$20,000.00, for the term from March 1, 2025 to February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, on February 25, 2019, the Board awarded the contract for printing and mailing services to InfoSend, Inc., 4240 E. La Palma Ave., Anaheim, CA 92807 for a three year term, commencing March 1, 2019 through February 28, 2022, with an option to extend the contract for up to two additional one-year terms upon the mutual agreement of the Parties with no increase in unit prices and the cost of postage as a pass-through cost; and

WHEREAS, the contract was extended for three additional years on February 28, 2022, June 19, 2023, and February 26, 2024, running through February 28, 2025, with no increase in unit prices and the cost of postage as a pass-through cost; and

WHEREAS, if the Village wished to extend the current contract, the unit price would increase by 4.58%; and

WHEREAS, the Water Authority of Western Nassau County has a publicly bid contract which the Village is able to piggyback off of which has a 2.6% unit price increase from the previous rates of the Village; and

WHEREAS, this procedure is consistent with Section 4 of the Village's procurement policy as well as the Village and State procurement guidelines because it piggybacks off a previous competitively solicited contract from another agency in the United States which has been made available for use by other government entities; and

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WHEREAS, the Electric Department is requesting Board approval to enter into a new printing and mailing contract with InfoSend Inc., 4240 East La Palma Avenue, Anaheim, California 92807, for a term from March 1, 2025, to February 28, 2027, under the piggyback contract (Water Authority of Western Nassau County Agreement), for an approximate annual cost of \$182,600.00 (unit prices of production of the documents plus postage as a pass-through cost), subject to Consumer Price Index (CPI) increase in the second year; and

WHEREAS, below is what the pricing will be for March 1, 2025 to February 28, 2026, under the piggyback contract.

The total price for the Village of Freeport:

Paper stock	\$0.0178
Printing	\$0.0676
Data processing	\$0.01111
Outgoing envelope	\$0.0255
Return envelope	\$0.0222

Total 1st year 2025 cost on piggy back is \$0.1442 per statement, plus postage.

Compare to the Water Authority contract - pages 50 and 51.

Printing and Mailing	\$0.131
Plus the additional color	\$0.01
2023 Cost per statement	\$0.141
2.6% CPI increase	2.6%

Total cost for the Water Authority is \$0.1444 per statement plus postage.

WHEREAS, these services will be charged to accounts E7613000 576100 (Electric Billing and Accounting), A132504 540200 (Treasurer-Printing Stationery Supplies) and WE93004 540200 (Water-Printing Stationery Supplies); and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Electric Department, the Board approve and the Mayor be and hereby is authorized to execute any and all documents to effectuate the printing and mailing contract with InfoSend Inc., 4240 East La Palma Avenue, Anaheim, California 92807, for a term from March 1, 2025, to February 28, 2027, for an approximate annual cost of \$182,600.00, subject to increase in the unit price based on the CPI increase in the second year, with postage as a pass-through cost.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

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WHEREAS, on August 7, 2017, the Board awarded RFP #17-6-ELEC-417 Outage Management System to mPower Technologies, Inc., d/b/a mPower Innovations, 126 Woodward Avenue, Iron Mountain, Minnesota, 49801; and

WHEREAS, on March 13, 2023, the Board approved the agreement for the software maintenance and support services provided by mPower Technologies, Inc., d/b/a mPower Innovations, 126 Woodward Avenue, Iron Mountain, Minnesota, 49801 for a cost of \$14,000.00 for a term from March 1, 2023 through February 29, 2024; and

WHEREAS, on February 5, 2024, the Board approved the agreement for the software maintenance and support services provided by mPower Technologies, Inc., d/b/a mPower Innovations, 126 Woodward Avenue, Iron Mountain, Minnesota, 49801, for a cost of \$14,000.00 for a term from March 1, 2024 through February 28, 2025; and

WHEREAS, these systems require annual operating system database administrative support, and support and update licensing for the various modules, and additional Disaster Recovery Support Services; and

WHEREAS, this is proprietary software and support cannot be bid to outside companies; and

WHEREAS, the Superintendent of Electric Utilities is requesting Board approval for the software maintenance and support services for the Outage Management System and Condor Software provided by mPower Technologies, Inc., d/b/a mPower Innovations, 126 Woodward Avenue, Iron Mountain, Minnesota, 49801, for a cost of \$11,000.00 (a price decrease), for a term from March 1, 2025 to February 28, 2026; and

WHEREAS, the Outage Management System services will be charged to budget lines A168004 542800 (33%); E7814990 578100 (34%), and WE93004 542800 (33%) Service Contract/Repairs Network; and the Condor software maintenance services will be charged to account E 110000 WO #2454 - Power Plant Improvements; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Electric Utilities, the Board approves and the Mayor be and hereby is authorized to sign any documentation necessary to effectuate the agreement for the software maintenance and support services provided by mPower Technologies, Inc., d/b/a mPower Innovations, 126 Woodward Avenue, Iron Mountain, Minnesota, 49801, for a cost of \$11,000.00, for a term from March 1, 2025 through February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

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It was moved by Trustee Martinez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, on February 26, 2018, the Board of Trustees awarded the contract for Natural Gas Supply Services to Sequent Energy Management, L.P., 1200 Smith Street, Suite 900, Houston, Texas 77002 for a three year term running from March 1, 2018 to February 28, 2021; and

WHEREAS, on February 8, 2021, the Board of Trustees extended the contract for a term from March 1, 2021 to February 28, 2022 (the Fifth Amendment to the contract since 2011); and on January 10, 2022, the Board of Trustees extended the contract for a term from March 1, 2022 to February 28, 2023 (the Sixth Amendment); and on February 27, 2023, the Board of Trustees extended the contract for a term from March 1, 2023 to February 29, 2024 (the Seventh Amendment); on February 5, 2024, the Board of Trusted extended the contract for a term from March 1, 2024 to February 28, 2025 (the Eighth Amendment); and

WHEREAS, per the terms of the agreement with Sequent, the parties may mutually agree to extend the Delivery Period of the Transaction in incremental one (1) year terms; and

WHEREAS, the parties have agreed to extend the Delivery Period for an additional one year term ending February 28, 2026 (the Ninth Amendment to Base Contract for the Sale and Purchase of Natural Gas); and

WHEREAS, this purchase will be charged to E 7161006 510000 (Fuel Gas LM6000); and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Electric Utilities, the Board of Trustees approve the Ninth Amendment to Base Contract for Sale and Purchase of Natural Gas with Sequent Energy. L.P., 1200 Smith Street, Suite 900, Houston, Texas 77002, for a term running from March 1, 2025 to February 28, 2026.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Squeri that the following resolution be adopted:

WHEREAS, the Electric Utility is requesting to renew its subscription for AutoCAD, which is required to maintain the maps and databases for the Village’s Outage Management System; and

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WHEREAS, three quotes were sought for this software, and the lowest was submitted by Novedge, LLC, 2288 Fulton Street, Suite 307 Berkeley, CA 94704, for a cost of \$16,440.00 (\$5,480.00/year); and

WHEREAS, this subscription will be for a period of three years, running from March 21, 2025 through March 20, 2028; and

WHEREAS, the cost of this service will be charged to E 7815630 578100 (IT Contracts/Electric) and there are sufficient funds to cover this expenditure; and

NOW THEREFORE BE IT RESOLVED, that based on the recommendation of the Superintendent of Electric Utilities, the Board approves that the Mayor be is hereby authorized to execute any and all documentation necessary to approve the contract of AutoCAD 3-year Subscription with Novedge, LLC, 2288 Fulton Street, Suite 307 Berkeley, CA 94704, for a cost of \$16,440.00 for a three (3) year period running from March 21, 2025 through March 20, 2028.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Sanchez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, on October 21, 2024, the Board awarded the “Substation Tap Changer Maintenance”, RFP #24-09-ELEC-713, to Reinhausen Manufacturing, Inc., 2549 North 9th Avenue, Humboldt, TN, 38343, for a cost of \$88,956.96 plus any related shipping costs; and

WHEREAS, the Reinhausen Technicians were on site in January to perform the approved maintenance and they discovered additional scope of work that must be completed as soon as possible; and

WHEREAS, this scope of work includes upgrading the monitoring system, replacing selector moving and stationary contacts, replacing the collector rings, bypass assemblies, and drive boss, and completing other vital tasks; and

WHEREAS, this scope of work will be required for both transformer tap changers;

WHEREAS, the cost for this emergency maintenance work with Reinhausen Manufacturing, Inc., 2549 North 9th Avenue, Humboldt, TN, 38343, is \$279,645.00; and

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WHEREAS, this expense will be charged to E 110000 WO #2529 – 2024D BAN \$9.5 million and there are sufficient funds available for this expense; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Electric Utilities, the Board approves and the Mayor be and hereby is authorized to sign all documents necessary for the emergency maintenance work for the “Substation Tap Changer Maintenance”, RFP #24-09-ELEC-713, with Reinhausen Manufacturing, Inc., 2549 North 9th Avenue, Humboldt, TN, 38343, for a cost of \$279,645.00, retroactive to February 6, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Squeri that the following resolution be adopted:

WHEREAS, as per the Rules and Regulations of the Public Service Commission, 16 NYCRR, the Freeport Electric Utility has requested permission to write-off various uncollectible customers’ accounts, the Village has sufficient funds accumulated in Account 266 – “Reserve for Uncollectible Accounts”, to write-off Fiscal Year 2022 – 2023 in the amount of \$202,660.37 effective February 28, 2025; and

WHEREAS, every effort has been made by the Electric Billing Department and Legal Staff to recover the unpaid bills, including processing through a collections agency; and

WHEREAS, the delinquent accounts are mainly from consumers leaving the Village with no forwarding address or the result of bankruptcy; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Electric Utilities that the uncollectible customers’ accounts for the Fiscal Year 2022 – 2023 be written-off in the amount of \$202,660.37 effective February 28, 2025.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

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WHEREAS, the Incorporated Village of Freeport is in need of the services of a company proficient in computer programming and data management/disbursement expert relative to the operations of the Freeport Fire Department and Emergency Management, as well as the Length of Service Award Program (LOSAP) for the Fire Department; and

WHEREAS, DR Data Solutions, 196 Jamie Drive, Wakefield, New Hampshire, 03872 is a company possessed of certain skills, knowledge and expertise of a specialized nature in the field of computer programming, data collection management, and disbursement; and

WHEREAS, the procurement of these services is exempt from the provisions of General Municipal Law §103 as they are for professional services of a specialized nature; and

WHEREAS, the Board of Trustees hereby discloses the fact that Donald Rowan is the spouse of the president of DR Data Solutions and is also a member of the Freeport Emergency Management Team; and

WHEREAS, there is no prohibited conflict of interest created by the approval of this contract; and

WHEREAS, this Board is of the opinion that it is in the best interests of the Incorporated Village of Freeport to provide for such services; and

WHEREAS, the cost of the services will be charged as a program expense to the LOSAP fund; and

NOW THEREFORE BE IT RESOLVED, as follows:

1. Freeport retains the services of DR Data Solutions, to perform computer programming; data collection, management, and distribution relative to the operations of the Freeport Fire Department, and Emergency Management on behalf of Freeport, pursuant to the terms and conditions of a written contract.
2. That the compensation for such services be and hereby is set as follows: \$25.00 per hour for a not to exceed the annual cost of \$42,500 (an increase of \$500 to the total cost from last year).
3. That the term for this Agreement be for one year beginning March 1, 2025 and terminating on February 28, 2026.
4. All computerized information concerning the Freeport Fire Department, its personnel, operations, programs and those of the Emergency Management Department and LOSAP Program shall be downloaded into the Incorporated Village of Freeport's mainframe immediately under the supervision of Freeport's Computer Department.
5. Donald Rowan, the spouse of the president of DR Data Solutions shall receive no

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compensation from the Freeport Fire Department for work done or being done on Freeport Fire Department’s LOSAP Program.

- 6. The funding for this contract will be paid via the Village’s LOSAP program and thereby will be incurring no direct cost to the Village.
- 7. That the Mayor be and hereby is authorized to execute on behalf of the Incorporated Village of Freeport a contract for professional services, together with such other documents necessary to implement the terms and conditions of this Resolution.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Martinez, seconded Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Village is eligible for a grant from the Freeport Community Development Agency for the playground replacement at Cow Meadow Park; and

WHEREAS, the project calls for the installation of new play equipment and safety surfacing for the south playground at the park; and

WHEREAS, the Village will procure this contract through Sourcewell (contract # 010521-LSI) and therefore this project does not need to go out to bid by the Village; and

WHEREAS, Sourcewell is a national corporative purchasing agreement that allows Municipalities to award contracts based on Sourcewell’s established competitive solicitations; and

WHEREAS, the cost of this project will be \$368,126.55 through the Sourcewell contract; and

WHEREAS, the Superintendent of Public Works is requesting Board approval for the procurement of the furnishing and installation of a new playground at Cow Meadow Park, be awarded to, Landscape Structures, Inc. 601 – 7th Street South, Delano, MN 66328-0198, in the amount of \$368,126.55; and

WHEREAS, funding for this project will come from a bond resolution that was authorized by the Village Board of Trustees on February 28, 2022, in the amount of \$2,500,000.00; it is anticipated that the Freeport Community Development Agency will reimburse the Village for this cost; and

THESE ARE NOT THE OFFICIAL MINUTES OF THE BOARD OF TRUSTEES UNTIL SAME HAS BEEN APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES.

2025-15

2025-15

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Public Works, the Board approves and the Mayor be and hereby is authorized to sign any document necessary to award for the procurement of the furnishing and installation of a new playground at Cow Meadow Park to Landscape Structures, Inc. 601 – 7th Street South, Delano, MN 66328-0198, in the amount of \$368,126.55.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Deputy Mayor Ellerbe, seconded by Trustee Sanchez that the following resolution be adopted:

WHEREAS, the Board authorized the Village Clerk be and hereby is authorized to publish a Notice to Bidders for the “2025 Disposal Services for Municipal Solid Waste”; and

WHEREAS, seventeen (17) bids were distributed and one (1) bid was received on February 18, 2025, for the referenced requirements contract; and

WHEREAS, the sole responsible bidder was submitted by Reworld Hempstead Company, 600 Merchants Concourse, Westbury, NY 11590, at a total cost of \$1,600,210.00 per year; and

WHEREAS, the contract will be for a term of four (4) years beginning March 1, 2025, and ending February 28, 2029, with an option for two (2), two-year extensions if mutually accepted; and

WHEREAS, funding for the disposal is included in Refuse Account A816004 546400; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Public Works, the Board approves and the Mayor be and hereby is authorized to sign any document necessary to award for the “2025 Disposal Services for Municipal Solid Waste” to Reworld Hempstead Company, 600 Merchants Concourse, Westbury, NY 11590, at a total cost of \$1,600,210.00 per year, for a term beginning on March 1, 2025, and ending on February 28, 2029, with an option for two (2), two-year extensions if mutually accepted.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor

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2025-16

2025-16

Trustee Sanchez
Mayor Kennedy

In Favor
In Favor

It was moved by Trustee Squeri, seconded by Trustee Martinez that the following resolution be adopted:

WHEREAS, the Village received a Homeland Security Grant in the amount of \$1,350,000.00 to add a second floor extension on the south side of Village Hall Police Department; and

WHEREAS, there is a 25% Village match required for this grant; and

WHEREAS, this extension will serve as an Emergency Response Center for the Freeport Police Department; and

WHEREAS, the Village requires the services of an Architectural firm to create detailed design and construction plans as well as prepare bid specifications for this extension; the Architectural firm would also review bids received and attend meetings regarding the project; and

WHEREAS, the services to be performed are professional services of a specialized nature and are therefore exempt from the competitive bidding requirements of General Municipal Law; and

WHEREAS, Zambrano Architectural Design, LLC, 410 Atlantic Avenue, Freeport, N.Y. 11520, possesses those certain skills, knowledge, and expertise of a specialized nature; and

WHEREAS, the total estimated cost for this design contract would be \$133,000.00; and

WHEREAS, funding will be provided in an anticipated capital account and was approved by the Board of Trustees at the meeting on January 13, 2025; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Public Works, the Board approves and Mayor be and hereby is authorized to sign any documentation necessary to approve the design contract with Zambrano Architectural Design, LLC, 410 Atlantic Avenue, Freeport, N.Y. 11520, for the estimated cost of \$133,000.00.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

THESE ARE NOT THE OFFICIAL MINUTES OF THE BOARD OF TRUSTEES UNTIL SAME HAS BEEN APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES.

2025-17

2025-17

It was moved by Trustee Sanchez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Incorporated Village of Freeport has need for the Maintenance of Various Office Equipment for all of the forty-four (44) various machines used throughout the Village; and

WHEREAS, the Village Buyer is requesting Board approval to enter into a contract with J & B Business Copiers; 483 Lake Ave South, Nesconset, NY 11767, for a not to exceed amount of \$17,500.00; and

WHEREAS, this contract will include all maintenance, labor and materials to service all forty-four (44) machines as well as providing the Village, free of charge: two (2) color copiers per year, one (1) tabletop black and white copier per year, and one (1) tabletop loaner copier on-site at all times to be used as a backup as necessary; and

WHEREAS, the contract will be for a term of one (1) year beginning March 1, 2025 and ending February 28, 2026, with the option for two (2), one-year extensions, if mutually accepted; and

WHEREAS, the majority of funding for this contract will be charged to the Purchasing Department's service contract and repairs account A134504 542800 for all municipal use machines; the Electric and Water Department will pay for their machines from their appropriate budget lines; and there are sufficient funds available to cover this expense; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Village Buyer, the Board approves and the Mayor be and hereby is authorized to sign any documents necessary to enter into a contract for the Maintenance of Various Office Equipment with J & B Business Copiers; 483 Lake Ave South, Nesconset, NY 11767, for a not to exceed amount of \$17,500.00, for a term of one (1) year beginning March 1, 2025 and ending February 28, 2026, with the option for two (2), one-year extensions, if mutually accepted.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant

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2025-18

2025-18

effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and,

WHEREAS, the proposed action is entering into a Real Estate Purchase Option Agreement involving Section 55, Block H, Lot 383 a/k/a 223 Sunrise Highway, Freeport, New York 11520; and,

WHEREAS, and based upon the Full Environmental Assessment Form filed with this Board, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.

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2025-19

2025-19

- 10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
- 11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Village of Freeport owns the property (the premises) known as and by Section 55 Block H Lot 383, a parcel of land located north of Sunrise Highway and west of the Meadowbrook Parkway; and

WHEREAS, currently the premises is not sufficiently being utilized for municipal purposes and therefore rendering it surplus; and

WHEREAS, the Village takes notice of the decision of the New York State Supreme Court designating the land free and clear of all encumbrances and that the state has trespassed on the land; and

WHEREAS, the Village received a proposal to purchase and develop the premises; and,

WHEREAS, the Board reviewed said proposal; and

WHEREAS, the Village received a proposal for the development of the parcel from Vineyard Mid-Atlantic LLC at a price of \$39,176,100.00; and

WHEREAS, a Real Estate Purchase Option Agreement has been prepared; and

WHEREAS, under the terms of the Real Estate Purchase Option Agreement, an eventual sale is contingent upon the termination of a present contract of sale between the Village of Freeport and Sunrise Meadowbrook LLC and termination of litigation before the Appellate Division Second Department; and

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2025-20

2025-20

NOW THEREFORE BE IT RESOLVED, that upon the recommendation of the Village Attorney, the Board makes the following findings of fact:

1. The subject premises is not sufficiently being utilized for municipal purposes and is surplus; and,
2. The Village has no plans to utilize the premises for further municipal purposes and therefore the premises is deemed surplus; and,
3. An Real Estate Purchase Option Agreement was submitted by Vineyard Mid-Atlantic LLC, 200 Clarendon Street, 18th floor, Boston, Massachusetts 02116, contemplating an eventual purchase price of \$39,176,100.00 and therefore the value received is just and fair.

BE IT FURTHER RESOLVED, that based upon the foregoing, the Board hereby authorizes entering into a Real Estate Purchase Option Agreement for the surplus property known as and by Section 55 Block H Lot 383 with Vineyard Mid-Atlantic LLC, 200 Clarendon Street, 18th floor, Boston, Massachusetts 02116 with an eventual purchase price of \$39,176,100.00 upon the terms and conditions as stated above.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

It was moved by Trustee Martinez, seconded by Deputy Mayor Ellerbe that the following resolution be adopted:

WHEREAS, the Board of Trustees of the Incorporated Village of Freeport, as lead agency, has determined that the proposed action described below, will not have a significant effect on the environment and neither a draft environmental impact statement nor a final environmental impact statement will be prepared; and

WHEREAS, the proposed action is the issuance of bonds for the purpose to finance the acquisition of computer hardware and software, specifically the appropriation of \$177,870 in bonds and authorizing the issuance of bonds in the principal amount of \$177,870 to finance said appropriation; and

WHEREAS, this Board determines that the proposed action is an unlisted action, as that term is defined in the New York State Environmental Quality Review Act, herein after referred to as SEQRA. After careful consideration, the Board has concluded that the proposed action will not have a significant effect on the environment for the following reasons:

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2025-21

2025-21

1. The proposed action will not result in a substantial adverse change in the existing air quality, ground or surface water quality, traffic or noise level, will not affect solid waste production, and will not affect erosion, flooding, leaching or drainage problems.
2. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna nor interfere with the movement or any resident or migratory fish or wildlife species, nor impact on a significant habitat area, nor result in any other significant adverse effect to natural resources.
3. The proposed action will not encourage or attract a large number of people.
4. The proposed action is consistent with the community's current plans and goals for enforcement of Village laws.
5. The proposed action would not impair the character or quality of important historical, archeological, architectural or aesthetic resources of the Village.
6. The proposed action will not bring about a major change in the use of either the quantity or type of energy.
7. The proposed action will not create a hazard to human health.
8. The proposed action will not produce a substantial change in the use or intensity of land, including cultural or recreational resources, or its capacity to support existing uses.
9. The proposed action will not create a material demand for other actions that would result in any of the above consequences.
10. The proposed action will not change two or more elements in the environment, which when considered together could result in a substantial adverse impact on the environment.
11. When considered cumulatively with other actions, the proposed action will not have a significant effect on the environment or meet one of the above criteria.

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of the Incorporated Village of Freeport, after reviewing the above criteria has determined that the proposed action is not environmentally significant.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe

In Favor

Trustee Martinez

In Favor

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2025-22

2025-22

Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

Motion was made by Trustee Squeri, seconded by Deputy Mayor Ellerbe and unanimously carried to schedule a Special Board of Trustees’ meeting on March 19, 2025 at 4:00 P.M. to certify the Village Election results.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

Deputy Mayor Ellerbe offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF FREEPORT,
NEW YORK, ADOPTED FEBRUARY 24, 2025,
AUTHORIZING THE ISSUANCE OF BONDS IN A
PRINCIPAL AMOUNT NOT TO EXCEED \$177,870 TO
FINANCE THE ACQUISITION OF COMPUTER HARDWARE
AND SOFTWARE, STATING THE ESTIMATED MAXIMUM
COST THEREOF IS \$177,870 AND APPROPRIATING SAID
AMOUNT FOR SUCH PURPOSE

THE BOARD OF TRUSTEES OF THE VILLAGE OF FREEPORT, IN THE COUNTY OF NASSAU, NEW YORK, HEREBY RESOLVES (by the favorable vote of not less than two-thirds of all the members of said Board of Trustees) AS FOLLOWS:

Section 1. The Village of Freeport, in the County of Nassau, New York (herein called the “Village”), is hereby authorized to issue bonds in a principal amount not to exceed \$177,870 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated

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2025-23

2025-23

Laws of the State of New York (herein called the "Law"), to finance the acquisition of computer hardware and software.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$177,870 and said amount is hereby appropriated for such purpose. The plan of financing includes the issuance of bonds in a principal amount not to exceed \$177,870 finance said appropriation, and the levy and collection of taxes on all the taxable real property in the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable.

Section 3. The following additional matters are hereby determined and declared:

(a) The period of probable usefulness applicable to object or purpose for which said bonds are authorized to be issued, within the limitations of sections 11.00 a. 32 and 108 of the Law, is five (5) years.

(b) The temporary use of available funds of the Village, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Law, for the capital purposes described in this resolution. The proceeds of the bonds herein authorized, and any bond anticipation notes issued in anticipation of said bonds, may be applied to reimburse the Village for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

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2025-24

2025-24

(c) The proposed maturity of the bonds authorized by this resolution will not exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution, and any bond anticipation notes issued in anticipation of the sale of said bonds, shall contain the recital of validity as prescribed by Section 52.00 of the Law and said bonds, and any notes issued in anticipation of said bonds, shall be general obligations of the Village, payable as to both principal and interest by general tax upon all the taxable real property within the Village. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds, and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and any notes in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 relative to the authorization of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, and as to executing credit enhancement agreements, are hereby delegated to the Village Treasurer, the chief fiscal officer of the Village.

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2025-25

2025-25

Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the Village is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

- (c) such obligations are authorized in violation of the provisions of the constitution.

Section 7. This bond resolution shall take effect immediately, and the Village Clerk is hereby authorized and directed to publish the foregoing resolution, in summary, together with a Notice attached in substantially the form prescribed by Section 81.00 of the Law in the official newspaper of the Village.

* * *

The adoption of the foregoing resolution was seconded Trustee Squeri.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

The resolution was declared adopted.

February 24, 2025

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2025-26

2025-26

Mayor Kennedy opened the meeting to questions and comments from those present. Residents voiced the following concerns; whereupon there was no comment slips submitted or verbal response.

It was moved by Trustee Squeri, seconded by Deputy Mayor Ellerbe, and unanimously carried that the meeting be closed.

The Clerk polled the Board as follows:

Deputy Mayor Ellerbe	In Favor
Trustee Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Mayor Kennedy	In Favor

The meeting was closed at 5:55 P.M.

Pamela Walsh Boening
Village Clerk

February 24, 2025