

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, June 16, 2025, 2025 at 5:00 P.M. in the Municipal Building, 46 North Ocean Avenue, Freeport, New York, with the following present:

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

At 5:01 P.M., Mayor Kennedy convened in the main conference room and Deputy Mayor Martinez led in the Pledge of Allegiance.

No residents were present.

At 5:02 P.M., it was moved by Trustee Squeri, seconded by Trustee Butler and unanimously carried to adjourn this portion of the Legislative Meeting and return to the Mayor's Conference Room to continue in Executive Session to consult with Counsel.

The Clerk polled the Board as follows:

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

At 5:43 P.M., motion was made by Trustee Squeri, seconded by Trustee Sanchez and unanimously carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

One (1) resident was present.

Deputy Mayor Martinez led in the Pledge of Allegiance.

It was moved by Trustee Squeri, seconded by Trustee Sanchez, and carried to approve the Board of Trustees Minutes of June 2, 2025.

June 16, 2025

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The Clerk polled the Board as follows:

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

It was moved by Trustee Butler, seconded by Trustee Squeri, and carried to approve the Board of Trustees Dangerous/Nuisance Minutes of June 2, 2025.

The Clerk polled the Board as follows:

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

Motion was made by Deputy Mayor Martinez, seconded by Trustee Butler and unanimously carried to approve the public assembly permit application submitted on behalf of Freeport for Veterans, to hold a clam bake/bbq on Sunday, July 20, 2025 (rain date: July 27, 2025), from 1:00 P.M. to 5:00 P.M, in Waterfront Park.

The Clerk polled the Board as follows:

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

Motion was made by Trustee Sanchez, seconded by Trustee Squeri and unanimously carried to approve the block party permit application submitted on behalf of Freeport Community Church of the Nazarene, to hold a block party on Saturday, August 9, 2025 (no rain date), from 12:00 P.M. to 6:00 P.M., on Roosevelt Avenue between Atlantic Avenue and Ray Street; with a reminder to those in attendance that the Village has an “Open Container” law among its ordinances which stipulates that no alcoholic beverages may be served or carried on the streets and the Police, Fire and Highway Departments be so notified.

The Clerk polled the Board as follows:

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

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

**WHEREAS**, the Village Assessor periodically reviews the exemption status of properties in the Village of Freeport to ensure continuing eligibility under the criteria of particular exemptions; and

**WHEREAS**, the below list consists of changes to assessed tax value after the adoption of the 2025/2026 Final Assessment Roll; and

S / B / L	Address	Exemption Code	Exemption Amount	Reason
54 / 095 / 937	410 W Merrick Rd	41800- Senior	2025 – 2,187	Property Sold 5/14/2025
62 / 103 / 245 Unit 320	725 Miller Ave	41131- Veteran Wartime Combat	2025 - 484	Property Sold 5/23/2025

**WHEREAS**, the Assessor reviewed the application and made the recommendation that the exemption be removed from the 2025/2026 Final Assessment Roll as listed above; and

**WHEREAS**, where a partial exemption is entered on an assessment roll for an ineligible parcel, it is an error in essential fact, which may be corrected by the Board in accordance with the provisions of the Real Property Tax Law; and

**NOW THEREFORE BE IT RESOLVED**, that the Board of Assessment Review comprised of members of the Board of Trustees, be authorized to retroactively approve the changes recommended by the Assessor to be made to the 2025/2026 Final Assessment Roll and that the Treasurer issue a corrected tax bill.

The Clerk polled the Board as follows:

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

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

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**WHEREAS**, the Electric Department is requesting Board approval to purchase one (1) 2025 Chevy Equinox EV for the Electric Department; and

**WHEREAS**, this vehicle will serve as a replacement for a 1995 Ford Explorer (Vehicle #229) that has major mechanical issues; and

**WHEREAS**, bids were solicited through New York State Department of General Services Mini Bid 23155 #25-04-ELEC-740; and

**WHEREAS**, for this bid, the Village received no response; and

**WHEREAS**, the Electric Department was able to obtain a competitively priced replacement vehicle, a 2025 Chevy Equinox EV, from East Hills Chevrolet, 42 East Sunrise Highway, Freeport, NY 11520, for the amount of \$32,314.43; and

**WHEREAS**, the Village will be eligible for a \$7,500.00 "tax credit" from the IRS under the Commercial Clean Vehicle Credit IRC §45W; and

**WHEREAS**, funding for this purchase will come from the Electric Department’s Energy Efficiency Fund (E110000 WO #564; E155 121987 Class #217); and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Superintendent of Electric Utilities, the Board of Trustees hereby approves the purchase of one (1) 2025 Chevy Equinox EV from East Hills Chevrolet, 42 East Sunrise Highway, Freeport, NY 11520, for the amount of \$32,314.43.

The Clerk polled the Board as follows:

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

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

**WHEREAS**, the Village Attorney is requesting Board approval for the Village to enter into a Contract of Sale with Graci Realty Management LLC, 71 Old Pond Road, Great Neck, NY 11023; and

**WHEREAS**, Graci Realty has agreed to purchase the premises, 122 Sportsmans Avenue, Freeport, NY 11520, “as is” for the amount of One Hundred and Eighty Thousand Dollars (\$180,000.00) in a cash transaction; and

**WHEREAS**, the property will be used for a single-family home in accordance with the

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zoning of 122 Sportsmans Avenue; and

**WHEREAS**, if the Board wishes to sell the premises, the property must first be declared surplus, and then the sale can be authorized, provided the sale is for “just and fair,” compensation; and

**WHEREAS**, the premise is currently unimproved, vacant, and not being utilized for municipal purposes; and

**WHEREAS**, as such, the Village may declare the property surplus and sell or otherwise dispose of the property; and

**WHEREAS**, the Village will be represented in the closing by the Village Attorney’s Office; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Village Attorney, the Board hereby approves, and the Mayor be and hereby is authorized to enter into a Contract of Sale with Graci Realty Management LLC, 71 Old Pond Road, Great Neck, NY 11023, for the premises, 122 Sportsmans Avenue, Freeport, NY 11520, “as is” for the sale amount of One Hundred and Eighty Thousand Dollars (\$180,000.00) in a cash transaction.

The Clerk polled the Board as follows:

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

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

**WHEREAS**, the Village Attorney’s office has subscribed to CoStar, 1331 L Street, Washington, D.C. 20005, which provides real estate data and tools which helps in the defense of tax certiorari claims, and has subscribed since April of 2018; and

**WHEREAS**, on June 17, 2024, the Board approved the subscription with CoStar, 1331 L Street, Washington, D.C. 20005, retroactive to June 1, 2024, to the amount of \$900.11 per month; and

**WHEREAS**, the cost of this subscription has increased retroactive to June 1, 2025, to the amount of \$944.21 per month, an increase of \$44.10 per month; and

**WHEREAS**, the cost of this subscription will be paid from A193004 545500 and will be reimbursed from bond proceeds for tax certiorari settlements; and

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**THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Village Attorney, the Board hereby approves and the Mayor be and hereby is authorized to sign any documentation necessary to effectuate the subscription with CoStar, 1331 L Street, Washington, D.C. 20005, retroactive to June 1, 2025, to the amount of \$944.21 per month.

The Clerk polled the Board as follows:

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

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

**WHEREAS**, on October 18, 2010 the Board of Trustees previously awarded a contract to Liberty Capital Services, LLC, for the provision of financial services with regard to bonds and we wish to renew Liberty’s contract for an additional year under the same terms and conditions of the prior year’s contract; and

**WHEREAS**, since GML §103 does not require a bid for these professional services, the Village may opt to extend the contract without re-bidding the services; and

**WHEREAS**, the Village Comptroller recommends that the contract be extended under the same terms and conditions of the prior year’s contract for an additional year retroactive from March 1, 2025 through February 28, 2026, with no increase in fees, at the same fee schedule listed below; and

**FEE SCHEDULE**

**DEBT ISSUANCE**

**Bonds - (other than Refunding Bonds)**

<u>PAR value equal or greater than:</u>	<u>and less than:</u>	<u>Base Fee</u>
0	4,000,000	12,000
4,000,000	7,500,000	14,000
7,500,000	10,000,000	16,000
10,000,000	27,500,000	18,000

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**Notes**

<u>PAR value equal or greater than:</u>	<u>and less than:</u>	<u>Base Fee</u>
\$0	1,000,000	2,500
1,000,000	4,000,000	7,000
4,000,000	7,500,000	8,500
7,500,000	10,000,000	9,500
10,000,000		11,500

**CONTINUING DISCLOSURE**

Annual Filings	5,000
Material Event (as required)	600

**OTHER SERVICES**

\$140 per hour

**WHEREAS**, the total contract cost is not to exceed \$65,000 with no change in the hourly rates; and

**WHEREAS**, the Bond/BAN expenses will be charged A132504 545400 (Bond Issue Expense) and various capital project accounts, based on debt funding; the cost of Continuing Disclosure forms will be charged to budget lines A142004 545700 (Counsel – Non-Employee Salaries), E7820000 578100 (Electric – Management Services), and WE90104 554560 (Water – Liberty Capital) based on the level of outstanding debt per fund; and

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Village Comptroller, the Board hereby approves, and the Mayor be and hereby is authorized to sign any paperwork necessary to effectuate an agreement between the Village of Freeport and Liberty Capital Services, LLC, 1205 Franklin Avenue, Suite 335, Garden City, New York 11530, for a term of one year retroactive from March 1, 2025 through February 28, 2026, for the total contract cost of not to exceed \$65,000 with no change in the hourly rates.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	In Favor
Trustee Butler	In Favor

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Mayor Kennedy

In Favor

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

**WHEREAS**, on October 18, 2010, the Board of Trustees awarded the bid for Financial Advisory Services to Liberty Capital Services, LLC and this contract has been renewed every year since; and

**WHEREAS**, Liberty Capital Services, LLC, 1205 Franklin Avenue, Suite 335, Garden City, New York, 11530 possesses certain unique skills, knowledge and expertise of a specialized nature in the fields of finance and bond market analysis; and

**WHEREAS**, since GML §103 does not require a bid for these professional services, the Village may opt to extend the contract without re-bidding the services; and

**WHEREAS**, the Village Comptroller recommends that the contract under the same terms and conditions of the prior year’s contract be extended for an additional year retroactive from March 1, 2025 through February 28, 2026, with a not to exceed cost of \$57,500 (previously \$55,000) with no change in the hourly rate of \$140.00; and

**WHEREAS**, depending on the scope of service, the costs will be charged to the following budget accounts:

- A131504 545700 – Comptroller – Non-employee Salaries
- E7820000 578100 – Electric – Management Services
- WE90104 554560 – Water – Expense

**NOW THEREFORE BE IT RESOLVED**, that based upon the recommendation of the Village Comptroller, the Board hereby approves and the Mayor be and hereby is authorized to sign any paperwork necessary to effectuate an agreement between the Incorporated Village of Freeport and Liberty Capital Services, LLC, 1205 Franklin Avenue, Suite 335, Garden City, New York, 11530, under the same terms and conditions as the previous year for a term of one year retroactive from March 1, 2025 through February 28, 2026, with a not to exceed cost of \$57,500 with no change in the hourly rate of \$140.00.

The Clerk polled the Board as follows:

- |                       |          |
|-----------------------|----------|
| Deputy Mayor Martinez | In Favor |
| Trustee Squeri        | In Favor |
| Trustee Sanchez       | In Favor |
| Trustee Butler        | In Favor |
| Mayor Kennedy         | In Favor |

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

The Clerk polled the Board as follows:

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

The meeting was closed at 5:51 P.M.

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Pamela Walsh Boening  
Village Clerk

June 16, 2025