

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

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A meeting of the Board of Trustees of the Incorporated Village of Freeport was held on Monday, July 14, 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 | Excused |
| Jacques V. Butler | Trustee | |
| | | |
| Howard E. Colton | Village Attorney | |
| Pamela Walsh Boening | Village Clerk | |

At 5:09 P.M., Mayor Kennedy convened in the main conference room and Trustee Butler led in the Pledge of Allegiance.

No residents were present.

At 5:10 P.M., it was moved by Trustee Squeri, seconded by Trustee Butler and 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 | Excused |
| Trustee Butler | In Favor |
| Mayor Kennedy | In Favor |

At 5:30 P.M., motion was made by Trustee Squeri, seconded by Trustee Butler and carried to reconvene in Legislative Session.

The Clerk polled the Board as follows:

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

Approximately four (4) residents were present.

Trustee Butler led in the Pledge of Allegiance.

It was moved by Trustee Martinez, seconded by Trustee Squeri, and carried to approve the Board of Trustees Minutes of June 30, 2025.

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The Clerk polled the Board as follows:

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

It was moved by Trustee Squeri, seconded by Trustee Butler 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
62 / 151 / 283	380 South Long Beach Ave	41800 – Senior 41121 - Veteran	Senior 2025 – 2,156 Veteran 2025 - 439	Property Sold 6 / 25 / 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	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

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

WHEREAS, the Freeport Police Department is requesting Board approval to purchase two (2) 2025 Jeep Grand Cherokee SUVs to be used in the detective division; and

WHEREAS, to purchase these vehicles, a bid was prepared and solicited through the New York State Department of General Services (Mini-bid 25-07-POL-744); and

WHEREAS, the Village received several proposals in response to this bid; and

WHEREAS, Empire Chrysler Jeep Dodge Ram of West Islip did not submit a bid; however, its price is lower than all other bids; and

WHEREAS, Empire Chrysler Jeep Dodge Ram of West Islip, 555 Sunrise Hwy, West Islip, NY 11795, was the lowest quote, for the total cost is \$76,213; and

WHEREAS, the Police Department is requesting Board approval for the purchase of two (2) 2025 Jeep Grand Cherokee SUVs from Empire Chrysler Jeep Dodge Ram of West Islip, 555 Sunrise Hwy, West Islip, NY 11795, for the total cost is \$76,213 and that all bids for Mini-bid 25-07-POL-744 be rejected; and

WHEREAS, the expense will be funded from Account CM31204 547500, Asset Forfeiture State; and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Chief of Police, the Board of Trustees approved the purchase of two (2) 2025 Jeep Grand Cherokee SUVs from Empire Chrysler Jeep Dodge Ram of West Islip, 555 Sunrise Hwy, West Islip, NY 11795, for the total cost is \$76,213 and that all bids for Mini-bid 25-07-POL-744 be rejected.

The Clerk polled the Board as follows:

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

It was moved by Trustee Butler, seconded by Mayor Kennedy 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 Blueprint Community Development, LLC, a New York Limited Liability Company with an address at c/o Suris & Associates, P.C., 395 North Service Road,

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Suite 302, Melville, NY 11747; and

WHEREAS, Blueprint Community has agreed to purchase the premises, 220 West Sunrise Highway (excluding the Administration Building and Hose Co. #4), Section 54/ Block 73/ Lot 126 and part of Section 54/ Block 73/ Lot 50, “as is” for the amount of Seven Million, Three Hundred Thousand Dollars (\$7,300,000); 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 improved by an obsolete power plant; 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 Bluepoint Community Development, LLC, a New York Limited Liability Company with an address at c/o Suris & Associates, P.C., 395 North Service Road, Suite 302, Melville, NY 11747, for the premises, 220 West Sunrise Highway (excluding the Administration Building and Hose Co. #4), Section 54/ Block 73/ Lot 126 and part of Section 54/ Block 73/ Lot 50, “as is” for the amount of Seven Million, Three Hundred Thousand Dollars (\$7,300,000).

The Clerk polled the Board as follows:

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

CLERK’S NOTE: Motion failed.

It was moved by Deputy Mayor Martinez, seconded by Trustee Squeri 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

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WHEREAS, the proposed action is the issuance of bonds for the purpose of the acquisition of equipment for use by the Freeport Fire Department, specifically the appropriation of \$315,000 in bonds and authorizing the issuance of bonds in the principal amount of \$315,000 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:

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.

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- 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 Martinez	In Favor
Trustee Squeri	In Favor
Trustee Sanchez	Excused
Trustee Butler	In Favor
Mayor Kennedy	In Favor

Trustee Squeri offered the following resolution and moved its adoption:

BOND RESOLUTION OF THE VILLAGE OF FREEPORT,
 NEW YORK, ADOPTED JULY 14, 2025, AUTHORIZING THE
 ISSUANCE OF BONDS IN A PRINCIPAL AMOUNT NOT TO
 EXCEED \$315,000 TO FINANCE THE ACQUISITION OF
 EQUIPMENT FOR USE BY THE VILLAGE FIRE
 DEPARTMENT, STATING THE ESTIMATED MAXIMUM
 COST THEREOF IS \$315,000 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

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\$315,000 pursuant to the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance the acquisition of equipment for use by the Village Fire Department.

Section 2. The estimated maximum cost of the project described herein, including preliminary costs and costs incidental thereto and the financing thereof, is \$315,000 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 \$315,000 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 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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(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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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 by Trustee Butler and duly put to a vote on roll call, which resulted as follows:

The Clerk polled the Board as follows:

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

The resolution was declared adopted.

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It was moved by Trustee Martinez, seconded by Trustee Butler, and carried that the meeting be closed.

The Clerk polled the Board as follows:

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

The meeting was closed at 5:40 P.M.

Pamela Walsh Boening
Village Clerk

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