

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, September 8, 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 5:00 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 5:01 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 discuss one (1) Litigation Matter.

The Clerk polled the Board as follows:

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

At 5:02 P.M. Trustee Sanchez entered Executive Session.

At 5:42 P.M., motion was made by Trustee Butler, 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

Approximately four (4) residents were present.

Deputy Mayor Martinez led in the Pledge of Allegiance.

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It was moved by Deputy Mayor Martinez, seconded by Trustee Butler, and carried to approve the Board of Trustees Minutes of August 25, 2025.

The Clerk polled the Board as follows:

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

Notification of the appointment of Jenell Muir as Secretary to the Mayor and the Board of Trustees to fill the unexpired term of Peggy Lester, said term to expire April 6, 2026.

Notification of the appointment of Gina Terzulli as Secretary to the Zoning Board of Appeals, to fill the unexpired term of Darren Merims, said term to expire April 6, 2026.

Motion was made by Deputy Mayor Martinez, seconded by Trustee Butler and unanimously carried to approve the request for a block party to be held on September 13, 2025 (no rain date) on Sigmond Street between South Brookside Avenue and Juanita Avenue, from 3:00 P.M. to 9:00 P.M.; 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

Motion was made by Trustee Sanchez, seconded by Trustee Squeri and unanimously carried to approve the request for a block party to be held on September 13, 2025 (rain date: September 14, 2025) on Radam Court from Claurome Place to the dead end, from 12:00 P.M. to 6:00 P.M.; 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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Motion was made by Trustee Butler, seconded by Trustee Sanchez and unanimously carried to approve the request for a block party to be held on September 21, 2025 (no rain date) on Pine Street between S. Ocean Avenue and Guy Lombardo Avenue, from 10:30 A.M. to 4:30 P.M.; 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

Motion was made by Trustee Sanchez, seconded by Trustee Squeri and unanimously carried to approve the request for a block party to be held on September 27, 2025 (rain date: September 28, 2025) on East Dean Street between N. Columbus Avenue and Graffing Place, from 2:00 P.M. to 8:00 P.M.; 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

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
54 / 319 / 7,8,239	92 Hampton Place	41131 Veteran Wartime Combat	41131 - 732	Property Sold 8 / 05 / 2025

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54 / 309 / 271	477 Archer St	41101 – Veteran Eligible Funds	41101 - 3,650	Property Sold 8 / 11 / 2025
62 / 078 / 8	18 Sportsman Ave	41800 - Senior	41800 - 1,700	Property Sold 8 / 07 / 2025
62 / 069 / 138	34 E Bedell St	41800 – Senior 41141 – Vet Disable 41131 - Vet / Wartime/Combat	41800 - 2,694 41141 – 1,080 41131 - 732	Property Sold 8 / 14 / 2025
55 / 248 / 157	175 N. Columbus Ave	41131 - Vet / Wartime/Combat	41131 - 732	Property Sold 8 / 25 / 2025
55 / 241 / 21	218 E Dean St	41101 - Vet / Eligible Funds	41101 – 5,000	Property Sold 8 / 26 / 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 Deputy Mayor Martinez, seconded by Trustee Butler that the following resolution be adopted:

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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 of payment of certain settled claims against the Village, specifically the appropriation of \$11,749,447 in bonds and authorizing the issuance of bonds in the principal amount of \$11,749,447 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.

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- 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 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 Trustee Butler that the following resolution be adopted:

BOND RESOLUTION OF THE BOARD OF TRUSTEES OF THE INCORPORATED VILLAGE OF FREEPORT, NASSAU COUNTY, NEW YORK (THE “VILLAGE”), AUTHORIZING THE ISSUANCE OF \$11,749,447 IN SERIAL BONDS OF THE VILLAGE TO FINANCE THE PAYMENT OF CERTAIN SETTLED CLAIMS AGAINST THE VILLAGE, STATING THAT THE ESTIMATED MAXIMUM COST THEREOF IS \$11,749,447, AND APPROPRIATING SAID AMOUNT THEREFOR

WHEREAS, the Board of Trustees (the “Board”) the Incorporated Village of Freeport, Nassau County, New York (the “Village”) proposes to authorize the issuance of \$11,749,447 in serial bonds of the Village to finance certain settled claims against the Village; and

WHEREAS, the Board now wishes to appropriate funds and to authorize the issuance of the Village's serial bonds and bond anticipation notes to be issued to finance the aforementioned specific object or purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Incorporated Village of Freeport, Nassau County, New York (by the favorable vote of not less than two-thirds of all the members of such body), as follows:

SECTION 1. The Village is hereby authorized to finance certain settled claims against the Village. The estimated maximum cost of said class of objects or purpose, including preliminary costs and costs incidental thereto, including legal and professional fees, and the financing thereof, is \$11,749,447 and said amount is hereby appropriated therefor. The plan of

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financing includes the issuance of \$11,749,447 serial bonds of the Village to finance said appropriation and the levy and collection of taxes on all the taxable real property of the Village to pay the principal of said bonds and the interest thereon as the same shall become due and payable. No amount previously has been authorized by the Village to be applied to the payment of such class of objects or purpose.

SECTION 2. Serial bonds of the Village in the principal amount of \$11,749,447 are hereby authorized to be issued pursuant to provisions of Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law") to finance the aforementioned specific objects or purpose.

SECTION 3. It is hereby determined that the period of probable usefulness of the aforementioned specific objects or purpose is fifteen (15) years, pursuant to subdivision 33(c) of paragraph a. of Section 11.00 of the Law.

SECTION 4. 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 Village shall reimburse such expenditures with the proceeds of the bonds or bond anticipation notes authorized by this resolution. This resolution shall constitute a declaration of official intent to reimburse the expenditures authorized herein with the proceeds of the bonds and bond anticipation notes authorized herein, as required by United States Treasury Regulations Section 1.150-2.

SECTION 5. The final maturity of the bonds herein authorized to be issued shall be in excess of five (5) years measured from the date of issuance of the first serial bond or bond anticipation note issued pursuant to this resolution.

SECTION 6. Each of the serial bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said serial bonds and any bond anticipation notes issued in anticipation of said bonds shall be general obligations of the Village, payable as to both principal and interest by a general tax upon all the real property within the Village subject to applicable statutory limits, if any. The faith and credit of the Village are hereby irrevocably pledged to the punctual payment of the principal and interest on said serial bonds and bond anticipation notes and provisions shall be made annually in the budget of the Village by appropriation for (a) the amortization and redemption of the bonds and bond anticipation notes to mature in such year and (b) the payment of interest to be due and payable in such year.

SECTION 7. Subject to the provisions of this resolution and of the Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of serial bonds and bond anticipation notes or the renewals of said obligations and of Sections 21.00, 50.00, 54.90, 56.00 through 60.00, 62.10 and 63.00 of the Law, the powers and duties of the Board of Trustees relative to authorizing serial bonds and bond anticipation notes and prescribing terms, form and contents as to the sale and issuance of bonds herein authorized, including without limitation the

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determination of whether to issue bonds having substantially level or declining debt service and all matters related thereto, and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village (the "Village Treasurer"). Such notes shall be of such terms, form and contents as may be prescribed by said Village Treasurer consistent with the provisions of Local Finance Law. Further, pursuant to paragraph b. of Section 11.00 of the Law, in the event that bonds to be issued for any of the objects or purposes authorized by this resolution are combined for sale, pursuant to paragraph c. of Section 57.00 of the Law, with bonds to be issued for any of the other objects or purposes authorized by this resolution and/or with bonds to be issued for one or more objects or purposes authorized by other resolutions of the Board, then the power of the Board to determine the "weighted average period of probable usefulness" (within the meaning of paragraph a. of Section 11.00 of the Law) for such combined objects or purposes is hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village.

SECTION 8. The Village Treasurer is hereby further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof, if applicable, as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 9. The Village Treasurer is further authorized to enter into a continuing disclosure undertaking with or for the benefit of the initial purchasers of the bonds or notes in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 10. The Board of Trustees hereby determines that this resolution and the actions authorized herein constitute a "Type II" action within the meaning of the State Environmental Quality Review Act and the regulations of the New York State Department of Environmental Conservation thereunder (collectively, "SEQRA") and that no further action under SEQRA with respect to the Project need be taken by the Board of Trustees as a condition precedent to the adoption of this resolution.

SECTION 11. The intent of this resolution is to give the Village Treasurer sufficient authority to execute those applications, agreements and instruments, or to do any similar acts necessary to affect the issuance of the aforesaid serial bonds or bond anticipation notes without resorting to further action of the Board.

SECTION 12. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation 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

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(b) the provisions of law which should be complied with at the date of the publication of such resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

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

SECTION 13. The Village Clerk is hereby authorized and directed to cause a copy of this resolution, or a summary thereof, to be published in full in the official newspaper of the Village for such purposes, together with a notice of the Village Clerk in substantially the form provided in Section 81.00 of the Law.

SECTION 14. This resolution shall take effect immediately.

The following vote was taken and recorded in the public or open session of said meeting:

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

Dated: September 8, 2025

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

WHEREAS, the State of New York, under the Police Traffic Services Grant (PTS) program, has offered the Village of Freeport a grant award in order to defray the costs incurred for police overtime associated with a seat belt compliance and dangerous driving related violations; and

WHEREAS, under the terms of the agreement the Village of Freeport will receive the sum of \$19,500.00 from the State of New York, to be used toward these overtime costs with no matching funds from the Village; and

NOW THEREFORE BE IT RESOLVED, that the Mayor be and hereby is authorized to execute any and all documentation necessary to effectuate a Contract for Grants from the Governor’s Traffic Safety Committee (GTSC) between the Village of Freeport and the State of New York, for a retroactive term beginning October 1, 2025 and ending September 30, 2026, for an amount of \$19,500.00 from the State of New York, to be used toward these overtime costs with no matching funds from the Village.

The Clerk polled the Board as follows:

Deputy Mayor Martinez	In Favor
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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 Sanchez that the following resolution be adopted:

WHEREAS, on or about July 21, 2025, the Village experienced a pumping issue in Well 4A in the Northeast Wellfield; and

WHEREAS, the water plant operator observed sparks emanating from the well motor and the well was no longer able to supply water to the system; this motor failure had the potential to disrupted water service to the Village should the demand outpace the supply throughout the system; and

WHEREAS, the disruption of water supply would present a health and safety issue for residents and therefore the need to make the repair would be considered an emergency; and

WHEREAS, A.C. Schultes Inc., 664 S. Evergreen Avenue, Woodbury Heights, NJ 080971, was called in on an emergency basis to make the repairs; and

WHEREAS, the cost to remove the existing motor, install a temporary motor, rebuild the existing motor and reinstall it once the repair is complete will be \$19,246.00; and

WHEREAS, funding for this repair is provided in the Water Department's operating budget (WE95004 544810 – Well Equipment Repairs); and

NOW THEREFORE BE IT RESOLVED, that based upon the recommendation of the Superintendent of Public Works, the Board approves and the Mayor be is hereby authorized to sign any paperwork necessary to retroactively approve the emergency repair of Well 4A by A.C. Schultes Inc., 664 S. Evergreen Avenue, Woodbury Heights, NJ 080971, for a total cost of \$19,246.00

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

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

The Clerk polled the Board as follows:

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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 5:54 P.M.

Pamela Walsh Boening
Village Clerk

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