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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
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BOARD OF TRUSTEES
WORK SESSION

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Third Street Firehouse

June 17, 2021
7:00 P.M.

B E F O R E:

- GEORGE HUBBARD, JR. - MAYOR
- JACK MARTILOTTA - DEPUTY MAYOR
- PETER CLARKE - TRUSTEE
- MARY BESS PHILLIPS - TRUSTEE
- JULIA ROBINS - TRUSTEE (Absent)

- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT BRANDT - VILLAGE TREASURER

1 (The meeting was called to order at 7 p.m.)

2 MAYOR HUBBARD: I'm going to call the
3 meeting to order. Pledge to the flag.

4 (All Stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the Fire Department. I see we got the
7 two Chiefs here. Come on up.

8 CHIEF MANWARING: Good evening. Hi. Just
9 quick ones. Accept the bills and all our reports
10 that we sent over this month. Hopefully, they all
11 made it over there.

12 I have an application for membership for Joe
13 Barszczewski, Jr. -- III. I can't say Junior,
14 III.

15 The radio, we -- last month I discussed that
16 it may be a very expensive project or it may not
17 be. We had the guy come out this week. We did
18 testing all through the Village and throughout the
19 East-West District, and he went and got the key
20 from Paul. We got into the tower, he checked the
21 repeater. The repeater was supposed to put out
22 54 watts, it was only putting out .1 watt. So he
23 put a -- he had a loner repeater, he put that in,
24 we retested it. Everything's working so far
25 pretty good. So it looks more like we'll be going

1 towards just a new repeater for the box, and not
2 the antenna work there --

3 MAYOR HUBBARD: Okay, good.

4 CHIEF MANWARING: -- as was mentioned last
5 month.

6 Okay. The last thing would be we went over
7 the three bids for the Chiefs' car, and we, the
8 three Chiefs, and laid all three bids out, went
9 item, item, item all the way, and we only found
10 two little discrepancies of a couple of hundred
11 dollars. So as we put in the Board of Wardens
12 last night, we recommended that we accept the bid
13 for 49,500 to Firematic for the new Chiefs'
14 vehicle.

15 MAYOR HUBBARD: Okay.

16 CHIEF MANWARING: That's it. All right.

17 MAYOR HUBBARD: That's good. We'll put that
18 on the agenda to approve the bid for next
19 Thursday. Thank you.

20 TRUSTEE MARTILOTTA: Thanks, guys.

21 MAYOR HUBBARD: All right. Thank you.

22 Okay. The Village Administrator, Administrator
23 report.

24 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
25 I have a number of items that aren't on my -- on

1 my list. The first is the 123 Sterling project
2 covenants and restrictions. I know the draft was
3 sent out to you all. The -- I did -- there is
4 going to be -- or we put them in already, I
5 apologize. So, yeah. So the draft, the draft was
6 sent out in my email. The only item that we
7 didn't specifically address in the covenants and
8 restrictions is there's a line that talks about
9 occupancy limits and that is able to be set. The
10 size of the units dictates that they can be no
11 more than three anyway based on code, from what we
12 can tell. So just it's for your discussion at
13 this stage.

14 I think we captured all the things that
15 either were in the stipulation agreement itself,
16 or information from discussions with you all. So
17 that's where we are on that. If you have any
18 questions on that, I'll be more than happy to
19 entertain them.

20 MAYOR HUBBARD: Any questions on --

21 TRUSTEE MARTILOTTA: Pretty straightforward.
22 Pretty straightforward.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE PHILLIPS: Okay. I haven't really
25 completed reading it, because it only got to me

1 last night. So I'm assuming we're not taking any
2 action on it, correct?

3 ADMINISTRATOR PALLAS: Not tonight,
4 certainly, but it would be probably on the agenda
5 for next week. But we could certainly, you know,
6 have -- if you have any response to it between now
7 and then, we can amend it.

8 TRUSTEE PHILLIPS: Well, in all fairness, we
9 have one Trustee who's not here tonight, so -- and
10 I did have some questions further within the
11 stipulation dealing with the actual purchase
12 prices that were stated in the document. And I
13 just, at this point, would like to digest it and I
14 haven't, and I'm hoping that it doesn't come on
15 the agenda for next week. I think it needs to
16 wait until we all have an opportunity to read it
17 and discuss it, that's all.

18 ADMINISTRATOR PALLAS: Okay. No, I do
19 apologize for it coming out late. It was -- we
20 had a number of back and forth internally on that.
21 And there were a couple of items that I actually
22 just left off until -- and I had forgotten about
23 it, I apologize for that. But, again, I think
24 it's fairly straightforward, but I -- that's --
25 again, that's not my call, certainly.

1 TRUSTEE CLARKE: I was wondering, with the
2 modification or the application that was made and
3 approved at the Planning Board, do -- did any of
4 the mediation concerning the affordable units that
5 had been proposed, did any of those take effect in
6 the approval and vote of the Planning Board, or
7 was that not at all in the package that they
8 approved?

9 ADMINISTRATOR PALLAS: Yeah, that was not
10 included in any -- the stipulation was pretty
11 air-tight in terms of those units, so that wasn't
12 part of any of the discussions at the Planning
13 Board.

14 TRUSTEE CLARKE: Okay. So --

15 ADMINISTRATOR PALLAS: If that's your
16 question on it.

17 TRUSTEE CLARKE: So any of the suggestions
18 that had come through the mediation with the SBNA
19 and the Developer are for us to consider, not for
20 anyone else?

21 ADMINISTRATOR PALLAS: That's correct.

22 TRUSTEE CLARKE: Thank you.

23 ADMINISTRATOR PALLAS: As I -- yeah. As I
24 understand it, yes, that's correct.

25 TRUSTEE PHILLIPS: Paul, my understanding

1 is, is that part of this is tied to the project
2 getting the CO. Are they that close to getting a
3 CO, or do they still have a fair amount of work
4 to do?

5 ADMINISTRATOR PALLAS: There's still a
6 considerable amount of work to do. My
7 understanding is that -- and, again, this is just
8 my understanding, not -- I don't have anything
9 that documents it, that these -- this has to be
10 part of his filing, his condo filing with the --
11 with the State. This has to be part of that
12 package, and I think he was looking to do that
13 early next month.

14 TRUSTEE PHILLIPS: Well, he may be looking,
15 but I think it still needs to have some vetting
16 from us. So, you know, as I said, if he's not
17 anywhere close to the CO. I also understand it's
18 supposed to be tied to the deeds. If I'm reading
19 the thing, it has to be a covenant on the deeds,
20 not just to New York State, my understanding is;
21 is that not correct?

22 ADMINISTRATOR PALLAS: I would think that
23 that's -- I think that's what this document
24 ultimately is, that it's a covenant that would go
25 with each property.

1 TRUSTEE PHILLIPS: Right.

2 ADMINISTRATOR PALLAS: So, yeah, this would
3 be part of the package when they're sold, that's
4 my understanding.

5 TRUSTEE PHILLIPS: Well, if he's not close
6 to a CO, I think we have a little time to think
7 about it and digest it. That's --

8 ADMINISTRATOR PALLAS: That's fine. Again,
9 I'm just telling you what I was told. That
10 information I got from him several months ago, so
11 I'm not -- I don't know if that's still true. I
12 don't even know if I understood it correctly. I
13 don't have any expertise in that area whatsoever.

14 TRUSTEE PHILLIPS: Okay.

15 MAYOR HUBBARD: Okay. I mean, I had asked
16 our Board to give comments on this a couple of
17 months ago and we've got zero comments on it. So
18 this is something that Paul has been working on
19 with Joe to take what Southold Town, other people
20 are doing to try to put something together, but
21 it's been something we've been asking for input
22 from the whole Board for a couple of months. So
23 it's --

24 TRUSTEE PHILLIPS: Well, we did, we did give
25 input and through the minutes, because there was

1 discussion. But I'll be honest with you, there's
2 been some suggestions that were within the
3 discussions between the SBNA and Mr. Pawlowski
4 himself. And, at this point, he seemed to be
5 intending on pushing forward to making those
6 suggestions, and now we really haven't -- what
7 discussion have we had with him on this? None,
8 right?

9 ADMINISTRATOR PALLAS: Well, I don't -- I
10 don't know what discussions --

11 MAYOR HUBBARD: No. I mean, just the SBNA
12 and Mr. Pawlowski having private discussions --

13 TRUSTEE PHILLIPS: No, no, no.

14 MAYOR HUBBARD: -- doesn't entail us.

15 TRUSTEE PHILLIPS: No.

16 MAYOR HUBBARD: It just --

17 TRUSTEE PHILLIPS: I'm not -- I'm just --
18 I'm just -- has he -- has Mr. Pawlowski seen a
19 draft of what we're proposing?

20 ADMINISTRATOR PALLAS: No. I wouldn't -- I
21 wouldn't share it with him until you all had at
22 least a chance to review it. My intent or my
23 impression was that after tonight, I would share
24 it with him, so he knows where the direction is
25 going. That's what the discussions were, rather.

1 TRUSTEE PHILLIPS: Well, then --

2 ADMINISTRATOR PALLAS: I didn't -- I
3 certainly didn't send to him at this stage
4 without -- you know, without asking you all first.

5 TRUSTEE PHILLIPS: As I said, I still would
6 like to digest it. I understand, Mayor, where
7 you're coming from. I've had thoughts, but I'll
8 be honest with you, I expressed them at the Board
9 meeting. So, you know, I just --

10 MAYOR HUBBARD: Okay. Well, the agenda
11 doesn't go out until Tuesday, so review it, read
12 it. If you have comments, or whatever, we can
13 discuss that before it goes on the agenda. Is
14 everybody comfortable with that?

15 TRUSTEE MARTILOTTA: Absolutely. I think we
16 need to discuss it. If you're going to look into
17 it and prepare that, I think it's a fair process
18 and I think the numbers seem fair.

19 MAYOR HUBBARD: Okay. I mean, the biggest
20 thing that Paul and I discussed with Joe was about
21 the income levels.

22 TRUSTEE MARTILOTTA: Yeah.

23 MAYOR HUBBARD: If you use the Suffolk
24 County numbers and everything else, those income
25 levels, that people would not be able to afford a

1 \$175,000 mortgage. So it's defeating the whole
2 purpose of it, because it would not -- if you're
3 making 40,000 a year, you can't afford that size
4 mortgage, that's why we raised them up. And
5 that's really the discussion that we were going to
6 have to see if everybody was comfortable with the
7 numbers that were plugged in there to try to make
8 it workable.

9 Okay. Well, everybody review it and --

10 TRUSTEE MARTILOTTA: Sure.

11 ADMINISTRATOR PALLAS: Okay.

12 MAYOR HUBBARD: Okay, we can move on.

13 ADMINISTRATOR PALLAS: Next item, just as
14 information -- excuse me -- Safe Harbor Marinas
15 got in touch with me a couple of weeks ago to
16 discuss -- to, I guess, start the discussion again
17 about a sewer main extension to take in their
18 properties. I did have a conference call with
19 folks from the County, Safe Harbor Marinas, and
20 someone from the Sandy Beach area to discuss where
21 we are with the process.

22 I went through all my files. The last
23 interaction I had with the State was back in
24 December. We still have yet to receive, as far as
25 I know, the contract for the award from Empire

1 State Development. And as I explained to them,
2 the folks on the call, I said my understanding is
3 that contract will require this project to be
4 completed, meaning physically completed, not just
5 the design. And the amount of money in that grant
6 isn't enough to do all that, so I don't know.

7 I said I wouldn't -- I wouldn't think that
8 the Village Board would be comfortable agreeing to
9 this grant when we don't know if we're going to
10 ever complete the project, at which point, we
11 would have to return the money. So they -- I
12 explained that to them in -- a couple of times
13 before this, they understand it.

14 We are still going to go forward with
15 reviewing other options, other grant options, as
16 well as pursuing the ESD to see if they're ever
17 going to send us a contract. It's possible that
18 that money is already gone. And that's not
19 through us because we didn't act. I've asked
20 multiple times from ESD for the contract and it
21 just never came. You know, at a certain point I
22 just stopped asking. I just felt a little silly
23 to keep asking the same question. So I just
24 wanted to update you on that as to where we are
25 with that.

1 Next thing, just -- again, just so you're --
2 more for information. I'm going to be over the
3 course of the next couple of weeks doing a vehicle
4 assessment. I don't think it's going to result in
5 any major purchase of multiple vehicles. There
6 are a few that could be replacement of smaller
7 work vehicles, pickups and the like. We're going
8 to see if we can maybe shift some around and
9 minimize what we need to purchase. Next month,
10 there likely will be some request for funding for
11 purchase of some vehicles.

12 TRUSTEE PHILLIPS: Paul, what departments
13 are you concentrating on?

14 ADMINISTRATOR PALLAS: Several, actually.
15 There's the Electric Department one, the Marina
16 Office truck, and meter reader truck have all seen
17 better days. And, you know, that's why I thought
18 it was prudent to kind of do a more global look at
19 all the departments to see where we are. I think
20 those are the only ones that are going to result
21 from this, because we have over the last two or
22 three years bought a significant number of new
23 pickups. So I don't believe there's any other
24 need other than those three. And, again, we may
25 be able to shift one or two around, so that we

1 don't have to buy three. But I won't -- again, I
2 haven't started that process, I just wanted to
3 alert you to it.

4 TRUSTEE PHILLIPS: But those are the three
5 that you're really concentrating on?

6 ADMINISTRATOR PALLAS: Correct, as of now, yes.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: Next, we had received
9 from New York State DOT a report, what they're
10 calling their draft, draft design report. It's
11 very similar to the process we're going through
12 with the North Ferry project for the -- the ferry
13 queues. I apologize. This is for the traffic
14 circle on 48 and Main. They published this report
15 and they're seeking comments.

16 The report is 1395 pages long, so I thought
17 perhaps you didn't want to see the whole thing.
18 So I copied the only three pages that matter out
19 of that 1395, which is the design itself. I have
20 copies for all of you, I'll hand them out at the
21 end of the meeting so you have them. Whenever you
22 have an opportunity to review them to provide
23 comments, I don't -- I don't recall what the due
24 date of the comments was, but I'll double-check
25 that tomorrow and I'll send a note out to all of

1 you when the comments are due to DOT.

2 The -- in terms of the schedule of the
3 project -- and, by the way, just so you're aware,
4 this, this project is not a stand-alone project.
5 It's a single PIN number, and a PIN number is -- I
6 believe, stands for Project Identification Number
7 from the DOT. There's actually four locations and
8 they go from Route 25 at Edwards Avenue in
9 Calverton, Route 1 -- and two locations on Route
10 114 in East Hampton, and then the traffic circle.
11 Those are all lumped into a single project. How
12 they're connected is beyond me, but that's the way
13 they're doing it, so, yeah.

14 The schedule for the project itself, they
15 expect design approval in August of this year.
16 Construction is scheduled to last nine to ten
17 months, and not start until February, March of
18 2023. That's their schedule as part of the
19 report. So I'll hand that out to you before --
20 before the end of the meeting

21 TRUSTEE PHILLIPS: Paul, that's also -- part
22 of that is the -- was the work that was done with
23 the Southold Town Transportation Commission.
24 That's -- so the Edwards Avenue one was added on,
25 but the ones that were in the Town of Southold

1 were projects that Mr. Richter, before he retired,
2 pushed through with the Southold Town
3 Transportation Commission and Suffolk County and
4 the State, so that's where it originated from. So
5 I'm assuming Edwards Avenue got added in when they
6 started seeing the additions. I don't know.

7 It's --

8 ADMINISTRATOR PALLAS: Without reading the
9 entire 1395 pages, I don't -- maybe somewhere in
10 there they connect the dots, but I can't imagine
11 how. None of those have -- except the two on
12 Route 114, which are maybe a quarter mile away
13 from each other, that is obvious, but the -- to
14 connect that one to the other two just --

15 TRUSTEE PHILLIPS: I think it's -- just it
16 got pushed ahead at once.

17 ADMINISTRATOR PALLAS: I guess, maybe. And
18 some of that documentation is buried in the report
19 somewhere about, you know, the history of the
20 projects and all that. But, again, you know,
21 there's just no way to pore through all that. The
22 best course is just to take a look at the design
23 and see what we think. I think that's the right
24 way to do that. Anything else on it?

25 (No Response)

1 ADMINISTRATOR PALLAS: Okay. Just again,
2 just for your information, over the last couple of
3 weeks, the Village Clerk and I at one point, and
4 myself with staff at another point, went through
5 Moore's Woods trails just to see the condition of
6 them. As I see it, the trails are not in dire
7 shape by any stretch of the imagination. There
8 are a few spots that need to be dealt with.
9 There's a couple of -- two or three very large
10 trees that need to be cut and moved off the trail.
11 There's one area that trail kind of vanishes. You
12 have to actually go beyond that spot and look
13 backwards to see where the trail went. And so
14 we're going to be over the course of this summer,
15 as time permits, we're going to be doing some
16 maintenance on the trails.

17 We've actually been working with Eastern
18 Long Island Campground, who had volunteered to
19 assist us with that, so it would help us complete
20 it. Some of it is just literally cut the grass on
21 the trail. The trail is still very good, it's
22 just high grass that just needs to be cut. So
23 over the -- again, over the course of the summer,
24 we plan on doing that. We're still working on
25 formulating a formal plan of attack of where we

1 should start and stop, but I just wanted to make
2 you all -- make the Board aware of that.

3 Next item, I had sent out, and, again, with
4 apologies, the extension request from Haugland
5 Energy Group for extension of the two option
6 agreements that we currently have with them. They
7 are -- I know in the email I characterized them as
8 minor. In essence, they're minor, but it does
9 extend the term, would extend the term of the
10 lease rather long, and the -- and just -- I'm
11 sorry, let me back up a little bit. The reason,
12 the basic reason for their request, there's an RFP
13 out from PSEG Long Island for a battery storage --
14 a battery storage site that can feed into Southold
15 substation. So they believe that they have a
16 fairly good project and a fairly good location in
17 these two spots to be able to get to Southold
18 substation. They have an existing agreement with
19 us for these two sites anyway. They just needed
20 the -- that agreement with us to conform to the
21 requirements of the -- of the LIPA or PSEG Long
22 Island RFP. That is the basic reason for their
23 request.

24 And, again, some of this, we were still in
25 discussion with them as late as 8 o'clock last

1 night. So that's, you know, the reason why it got
2 out late, is we were trying to make sure we had
3 all the bases covered for us. The Village Attorney
4 and I were having these discussions over the last
5 several days. And, again, with apologies for the
6 last minute, but that's the reason why it came out
7 when it did. So I just wanted you to be aware of
8 a little bit of the background on this.

9 Are there any -- again, I realize you only
10 just got it, but are there any questions at this
11 stage?

12 TRUSTEE PHILLIPS: I'll email you my
13 questions.

14 ADMINISTRATOR PALLAS: Sure.

15 TRUSTEE PHILLIPS: Okay? Because I caught a
16 couple of things in here that concern me as far as
17 the right-of-way, I understand, over Moore's Lane.
18 That's something that I'm sure is a negotiable
19 item for us.

20 ADMINISTRATOR PALLAS: Yeah, as we put that
21 language specifically. It was a little -- it was
22 a little stronger in an earlier draft, but we
23 toned it down and said that would be negotiated.
24 And, in essence, there's an existing cable there
25 now, so it's just -- it's ultimately going to be

1 just a second cable, is what it boils down to, but
2 we still should, you know, memorialize that in
3 some kind of an easement.

4 TRUSTEE PHILLIPS: I have some questions on
5 that. I'll send them to you --

6 ADMINISTRATOR PALLAS: Sure --

7 TRUSTEE PHILLIPS: -- because I'll have time
8 to digest it tomorrow.

9 ADMINISTRATOR PALLAS: Yeah, yep. And we
10 have the -- we sent out the -- Joe was -- I'm
11 sorry, Joe has it in -- Village Attorney has it in
12 his report the accessory apartment potential
13 legislation. There are going to be a couple of
14 additional, additional things added to that, and
15 I'm not quite sure why it didn't end up in there.
16 But, similarly, as with the 123 Sterling, we think
17 that there should be some rent amounts, specific
18 rent amounts in there for one bed -- studios, one
19 bedrooms and two bedrooms. We have -- the
20 suggested amounts are 1000 for a studio, 1250 for
21 a one bedroom, and 1500 for a two bedroom. That
22 will -- we'll incorporate that into the language
23 and resend it. I just -- I wasn't sure where it
24 belonged in the agreement, and Joe and I just
25 haven't connected on that, along with everything

1 else that we were doing.

2 The only other potential edit is just the --
3 just to note that the income data is based on HUD
4 published data that is updated annually, just so
5 that it's clear where that's coming from. And
6 it's not the County that develops it, it's a
7 Federal, a Federal guideline for income. Again, I
8 just wanted to let you know we were going to be
9 doing that. I think there was one additional edit
10 in there that I was going to ask for.

11 In the draft it talks about designating -- a
12 designated official. I thought it would be good
13 to define who that official is. And, you know,
14 it's really an administrative type of an effort --
15 an action, rather, so I thought it would be best
16 if the -- if I was designated as that official,
17 just so that if someone -- if we don't have
18 somebody to do that piece of this, that it doesn't
19 wait for a Board meeting for a whole month. So
20 just to edit this. You know, whoever is
21 designated still has to have the qualifications,
22 so it's not a big deal in my mind. So those are
23 the -- those are the edits that will coming,
24 coming your way for that.

25 I think that was it on my additional items.

1 On my regular updates, the ferry redesign, I
2 haven't gotten a response, we haven't gotten a
3 response from DOT yet, so there's really nothing
4 to say, other than to tell you that we're still
5 waiting for some kind of response from the DOT.

6 The microgrid project, I've been working
7 with the Village Attorney to finalize the
8 contract. There were some minor changes that the
9 contractor wanted. I had to send that to the
10 Governor's Office of Storm Recovery for their
11 review. They've signed off on it and we have to
12 sign off on it. That -- once that's -- those
13 things are done, then we'll sign the contract and
14 we'll set a starting -- a formal starting date.
15 Once I have a more defined project schedule, I
16 certainly will let you all know.

17 The effluent reuse status project, we're
18 still in the data-gathering stage. I do have a
19 meeting scheduled with the consultant and some --
20 two volunteers that have been working on this
21 project for -- it's either next week or the week
22 after. I have to double-check my schedule just to
23 see where we are on the project, and it's moving
24 along. Again, a very small project to begin with,
25 so really more of a feasibility than -- it is just

1 a feasibility rather than any kind of design.

2 Last item for discussion or information, the
3 energy efficiency proposal that we had sent the
4 RFP out, we did get one response and we're still
5 reviewing it, so that won't be on for this month
6 for approval. I'm hopeful that we'll be able to
7 vet it all out and have it on for next month.

8 Again, we're contractually required to have
9 a program. We're not under any big-time pressure,
10 but I do want to get it up and running so that
11 there's no question that we're committed to doing
12 it. So, again, hopefully, we'll have that next
13 month.

14 Along those same lines, again, I know I owe
15 you information on net metering, I just don't
16 have -- with all these other projects that are
17 happening, I just haven't had an opportunity to
18 revisit that. But hopefully, again, I will get
19 that out before next month's meeting.

20 The only resolution that I have is I
21 attended a meeting, New York Association of Public
22 Power. It was really more of a staff meeting to
23 deal with some personnel matters for the
24 Association. It was an overnight in Albany. Just
25 need that for -- to cover my expenses, really, for

1 that.

2 That's it for all that. If there's any
3 questions on the balance of my report, I'm happy
4 to entertain it.

5 MAYOR HUBBARD: Any questions?

6 TRUSTEE MARTILOTTA: (Shook head no)

7 MAYOR HUBBARD: Okay, thank you. Okay.

8 Treasure Brandt?

9 TREASURER BRANDT: Good evening, Board and
10 Mayor. Just a couple of bullet points. The
11 Electric Fund field work for the audit, the dates
12 have been changed, so I just wanted to alert you
13 to that, from July 20th. The new dates are August
14 3rd through the 5th. Okay?

15 Second piece here, the AIM funding that we
16 received, that's the incentives for
17 municipalities, were supposed to be cut by 20%.
18 However, due to the Federal Government helping the
19 State close its gap and its budget, we did receive
20 the full funding. And we are still expecting to
21 be cut next year and we do have that budgeted for
22 the 20% cut.

23 American Rescue Plan, the ARPA funds, we've
24 got some information on that. Some actual numbers
25 were available today and I did a quick

1 calculation. They are saying that the
2 nonentitlement units, which is us, population
3 under 50,000, our percentage is .0002826. So of
4 the 774 million plus that's going to be available
5 for the nonentitlement units, our percentage of
6 that nets out to \$218,823. That said, there are
7 some restrictions to what we can use it for. The
8 uses are very simply supportive public health
9 expenditures, addressing any negative economic
10 impacts caused by this emergency, replace the lost
11 public sector revenue, provide premium pay for
12 essential workers that may have lost that. And
13 lastly, and this caught my interest here, invest
14 in water, sewer and broadband infrastructure. The
15 procedure for how we're going to document any
16 funds that we use are not etched in stone yet,
17 this is still relatively new, but we should start
18 discussing what we might want to do with these
19 funds once we receive them.

20 Okay. That's essentially all I have new.
21 Any questions on my report?

22 TRUSTEE MARTILOTTA: (Shook Head No)

23 MAYOR HUBBARD: No questions?

24 (No Response)

25 MAYOR HUBBARD: Okay, thank you.

1 TREASURER BRANDT: Thank you.

2 MAYOR HUBBARD: Okay. The Village Clerk
3 report.

4 CLERK PIRILLO: Thank you. Good evening,
5 everyone. For additions, the first one is what we
6 call a housekeeping item. It's the acceptance of
7 the annual MS4 report, so that will be on the
8 agenda for Thursday.

9 We have two resolution, two proposed
10 resolution items regarding current contracts. One
11 is to go out to RFP for I.T. and Security
12 Technology Systems. Our current provider is
13 phasing out, quote-unquote, of the business, so we
14 will have to start that process again.

15 The second is contractual. Our current
16 cleaning company has asked for a modest increase
17 of \$35 per week. They have not had an increase
18 since they started with us in 2015, but that
19 necessitates a change in the contract. So if the
20 Board approves of that subtle increase, we'd like
21 to ask that the contract be renewed at the new rate.

22 TRUSTEE PHILLIPS: Sylvia, when was the last
23 time we did an RFP for that?

24 CLERK PIRILLO: 2017?

25 ADMINISTRATOR PALLAS: Yeah.

1 CLERK PIRILLO: Eighteen. We went
2 through -- we went through various iterations
3 because -- excuse me. We went through various
4 iterations because we could not find anyone. So
5 we went over the course of three years several
6 times and did not have anyone respond to the RFP,
7 with the exception of this company.

8 TRUSTEE PHILLIPS: I understand that, but it
9 behooves us to be smart to try going out, similar
10 to what we did in the audit. We went out with the
11 auditors, even though we've been comfortable with
12 them for years.

13 CLERK PIRILLO: Yeah, it's not a question --
14 I agree, it's not a question of comfort. We're
15 happy to go out to RFP again, not a problem. We
16 also -- we also run a risk, because if this
17 company is, again, the only one that responds,
18 they may actually ask for even more of a rate than
19 they're asking for now. So I just want to make it
20 clear that we do, we do run that risk, but we have
21 no problem going out to RFP again.

22 TRUSTEE PHILLIPS: Well, I think that times
23 have changed a little bit with people with
24 self-employment. It will be interesting to see,
25 but that's my opinion, so.

1 MAYOR HUBBARD: Okay.

2 CLERK PIRILLO: How do the rest of the Board
3 Members feel about that? Would you like to go out
4 to RFP again, or just give the current provider an
5 increase of \$35?

6 MAYOR HUBBARD: I think we could put it on
7 the agenda to do the increase, and, you know, if
8 the Board Members feel differently about that. We
9 could do the increase for the one year, do, you
10 know, a one-year contract and then prepare an RFP.
11 This is on the table right now to keep the
12 services going, so.

13 CLERK PIRILLO: It's important. They were
14 very -- one thing I do want to mention is that
15 they were exceedingly responsive during COVID as
16 well, because in the beginning of COVID, we needed
17 deep cleaning at various Village facilities. So I
18 just want to bring up that that was indeed the
19 case.

20 MAYOR HUBBARD: Right. We normally go out
21 to bid in March. When we do that, we could do an
22 RFP in March when we go out for the fuel oil, all
23 the other stuff, the backhoe and that thing. Just
24 add an RFP for cleaning services at that time with
25 the yearly bids that we put out.

1 CLERK PIRILLO: Okay, thank you.

2 ADMINISTRATOR PALLAS: That would, just
3 as -- that would also give us the opportunity to
4 investigate other companies to find out. You
5 know, we would know then, by then, if there -- how
6 many there were out there.

7 MAYOR HUBBARD: That's fine.

8 ADMINISTRATOR PALLAS: I think -- I think
9 that's fair.

10 TRUSTEE PHILLIPS: Well, I think it's fair.
11 And I understand that, the total picture of the
12 current company, but we're still paying -- we're
13 still dealing with taxpayers' dollars and we still
14 need to do our due diligence on this.

15 ADMINISTRATOR PALLAS: Of course. No, I was
16 going to say -- it's fair, your comment about
17 possibly other people doing this now when they
18 weren't in the past, because we -- you know,
19 normally, commercial cleaning companies usually
20 don't deal with something as small as us. That's
21 why we end up with --

22 (Siren Sounded)

23 ADMINISTRATOR PALLAS: So I think the path,
24 Mr. Mayor, as described, I think that's a
25 reasonable path forward. And, you know, we

1 will -- we will do -- we will do that.

2 CLERK PIRILLO: Thank you. We have
3 resolutions hiring part-time seasonal dockhands,
4 pumpout boat operator. With any luck, a lifeguard
5 or two will be added on as well by Thursday.
6 Thank you to Margo DeVito, who's working very
7 diligently on that.

8 We also received an application from Vicky
9 Kotula on behalf of the Library for the annual
10 Brady Rymer concert, and there was a fee waiver
11 request with that as well, so I want to make the
12 Board aware of that.

13 We were approached by Captain Don Heckman,
14 who runs Harbor Tours, Incorporated out of
15 Sag Harbor, and that is a 44-foot boat, which the
16 Captain uses to basically shuttle people. So he
17 is wondering if there's any interest on behalf of
18 the Village to have what, for lack of better
19 wording, can be a water Uber to shuttle people
20 from Sag Harbor to the Village on request. So
21 it's different than a water taxi in that there
22 aren't scheduled hours, okay? So that frees us up
23 a little bit at whichever location we would decide
24 to let them stay temporarily. The downside is
25 that there is no set schedule. So we would have

1 to work a little bit administratively to figure
2 out an easy way that's not burdensome to staff for
3 when these people are coming in and out, if it's
4 something agreed upon. There are also private
5 charters, so a private group could actually
6 charter this boat out, but, again, to come to
7 Greenport, okay?

8 So I can send around additional information
9 about that tomorrow, okay? It's all very much --
10 the gentleman just came into the office briefly
11 and it's all very much in inception stage as
12 an idea.

13 TRUSTEE CLARKE: Where's the vessel
14 harbored, here?

15 CLERK PIRILLO: No, it's in Sag Harbor.

16 TRUSTEE CLARKE: Okay.

17 CLERK PIRILLO: It's in Sag Harbor, and
18 would only come here as a dropoff point, okay?
19 We're thinking probably not at the Marina, because
20 it's a little bit difficult with scheduling with
21 the fact that we're already full at the Marina.
22 Possibly at the visitors dock, if it's only a
23 dropoff, we're not sure yet. Depends on the size.
24 The size is 44, though, so we probably can't do
25 that. We're having a little bit -- little bit of

1 an issue.

2 ADMINISTRATOR PALLAS: Yeah, we're
3 looking -- I mean, not -- not the Marina, not at a
4 regular slip at the Marina. There may be a spot
5 or two at the Marina where this could be
6 facilitated. But, you know, we didn't want to --
7 we didn't want to take this any further until we
8 let you all know about it and see if there's an
9 interest in us pursuing it. It's going to take
10 some work on our part to work through this.

11 CLERK PIRILLO: And that -- and that spot
12 could change as well.

13 ADMINISTRATOR PALLAS: Correct, correct.

14 CLERK PIRILLO: It could change daily.

15 ADMINISTRATOR PALLAS: We don't -- I mean,
16 the Captain may say no, that doesn't work for him.
17 We even had -- basically, it was just a one-way
18 discussion. You know, we had a request. We said,
19 "Would you be interested in something a little
20 different than your request?" He said, "Yes." We
21 said, "Okay, we'll let you know." That was the --
22 basically the whole conversation. So if you all
23 think that's a good idea to continue to pursue, we
24 will do that.

25 TRUSTEE CLARKE: I think it's an excellent

1 idea. One of my thoughts from several years ago,
2 just thinking about the waterfront and trying to
3 bring people to Greenport without cars, and to
4 facilitate transportation, and to encourage
5 waterfront use and boating, would be to have some
6 sort of a floating dock with a ladder, for lack of
7 a better word, or some sort of place in the harbor
8 where we could allow charter groups that are in
9 the bay or in the area to drop off passengers
10 without having to formally dock or spend the
11 night. They could drop off for shopping, drop off
12 for dining and pickup. But, at this time, we
13 don't really have that -- from my understanding,
14 an ability to do that.

15 This was brought up by several constituents
16 in the Village that are in the boating and
17 marina -- marine, you know, businesses. So if we
18 could entertain this and also make it available to
19 other people that are cruising throughout the
20 area, to make it easy to drop off guests without
21 mooring, without docking, so that we could
22 facilitate visitors without additional traffic or
23 congestion, I think that would be great.

24 ADMINISTRATOR PALLAS: That was our
25 thinking, that, you know, if we can -- we can move

1 this one along and kind of do a proof-of-concept
2 approach and, hopefully, get this done, at least
3 for some part of this season, just to see if it's
4 a workable -- a workable program.

5 TRUSTEE PHILLIPS: From an observation point
6 of view, as for 52 days, I took a walk with my
7 husband down in Mitchell Park, you already have
8 that activity. It may not be as big a boat as
9 you're talking about, but I've observed quite a
10 few times boats coming into the Marina, into
11 the -- to the --

12 ADMINISTRATOR PALLAS: The cutout, yeah.

13 TRUSTEE PHILLIPS: The cutout and dropping
14 people in and off, and picking people in and up.
15 So it's already going on with smaller vessels.
16 The water taxi, when we originally were thinking,
17 or when that originally -- would that spot work
18 for that size boat to --

19 ADMINISTRATOR PALLAS: For this summer?

20 TRUSTEE PHILLIPS: Yeah.

21 ADMINISTRATOR PALLAS: We don't know.
22 Again, we haven't -- we haven't gone -- we didn't
23 want to even inquire with them too deeply until --
24 you know, again, that's going to take a little bit
25 of -- a little bit of effort, so we just --

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: We wanted to wait and
3 see if there was interest.

4 TRUSTEE PHILLIPS: I do think, though, that
5 in giving -- if it's the Uber type that you're
6 talking about, they're really going to want to be
7 as close to downtown as possible, which leads more
8 to Mitchell Park than the --

9 ADMINISTRATOR PALLAS: Right, yeah --

10 TRUSTEE PHILLIPS: -- than the other spots.

11 ADMINISTRATOR PALLAS: Yeah.

12 TRUSTEE PHILLIPS: Interesting concept.

13 ATTORNEY PROKOP: Are you talking about have
14 people call the Village if they want to get
15 picked up --

16 ADMINISTRATOR PALLAS: No.

17 CLERK PIRILLO: No.

18 ATTORNEY PROKOP: -- or call the boat? They
19 call the boat?

20 CLERK PIRILLO: Call the boat.

21 ADMINISTRATOR PALLAS: Yeah, we -- yeah.

22 ATTORNEY PROKOP: That's the way it works in
23 other villages that have water taxi service, it's
24 all separate from the --

25 CLERK PIRILLO: Yeah.

1 be having a public hearing on.

2 And I wanted to compliment Greg Morris and
3 Paul Pallas on the amount of work that they did in
4 coming -- you know, designing the changes in the
5 loading zone and figuring out where things have to
6 be covered, or not be.

7 There's a -- we -- I did a significant
8 amount of research and provided some language to
9 be supportive of the Village in the effort to
10 obtain Community Preservation Fund money for
11 the -- for work to be done in the Village to help
12 Paul Pallas and the Mayor with that effort.

13 And, also, we had -- I want to report that
14 the -- we have another date now which is set for
15 the Genesys mediation, which will be July 20th.
16 As I've said before, Mayor Hubbard will attend,
17 which is one of the things that Genesys insisted
18 on moving forward.

19 And I think that's -- all I wanted to report
20 on, unless anybody has questions for me. I'll be
21 happy to answer any questions that you have.
22 There's another -- many other things that I've
23 been working on that are covered in my report that
24 you're welcome to ask me questions about, if you'd
25 like.

1 MAYOR HUBBARD: Any questions for the
2 Attorney?

3 TRUSTEE MARTILOTTA: No, sir.

4 ATTORNEY PROKOP: Thank you.

5 MAYOR HUBBARD: All right. Thank you.

6 Okay. Board Discussion: We have the
7 application here for the STIDD Systems, the
8 bulkhead repairs and everything else down there.
9 The project we had talked about earlier got put on
10 hold, in fact, ready to do it. I think looking by
11 it and everything else in the comments, it's just
12 fortifying the property and protecting, you know,
13 land and sea and all, so I don't see any problem
14 with it. Did anybody have any discussions or
15 anything about it?

16 TRUSTEE PHILLIPS: It's basically the same,
17 it's just a renewal of the application.

18 TRUSTEE MARTILOTTA: Yeah.

19 MAYOR HUBBARD: Yeah. I'm not going to go
20 through the amount of feet, but it explains the
21 whole thing, though.

22 TRUSTEE PHILLIPS: Yeah, it's just the
23 renewal of their application.

24 MAYOR HUBBARD: Yes.

25 TRUSTEE PHILLIPS: Yeah.

1 MAYOR HUBBARD: All right. So we'll put
2 that on to vote on that at next week's meeting.

3 TRUSTEE CLARKE: There's not any requirement
4 from the DEC to offset the yardage of open water
5 as there was at Sixth Street, is there?

6 MAYOR HUBBARD: No. They're building
7 directly in front of it 18 inches out, and some
8 places didn't have anything, they're just
9 reconstructing, but whatever DEC has issued to
10 them that they have to follow.

11 TRUSTEE CLARKE: Okay. I just -- that stuck
12 in my head. And one of my first wetland permits
13 was the fact that a swale or a wetland area was
14 created at the Sixth Street condominiums as a
15 requirement of the DEC to replace the cubic
16 yardage of new bulkhead that was enveloping the
17 old bulkhead, because it was moving out into the
18 water.

19 ADMINISTRATOR PALLAS: I don't -- I don't
20 specifically recall on this one whether there was
21 any of that.

22 TRUSTEE PHILLIPS: No.

23 ADMINISTRATOR PALLAS: I don't believe there
24 was, but the D -- whatever the DEC permit was when
25 we first approved it hasn't changed --

1 TRUSTEE CLARKE: Okay.

2 ADMINISTRATOR PALLAS: -- because they
3 don't -- they don't -- that permit lasts longer
4 than ours. I think it's a 10-year permit, so it's
5 still in -- whatever they had to do is still in
6 force.

7 TRUSTEE CLARKE: Okay, thank you.

8 MAYOR HUBBARD: Okay. That will have a
9 two-year expiration date on it, as what we've
10 actually been doing. Just to make sure you word
11 the resolution that way so that we stay consistent
12 now.

13 Okay. Mayor and Trustees. Trustee Clarke?

14 TRUSTEE CLARKE: I don't have any specific
15 discussion to report this month, Mr. Mayor.

16 MAYOR HUBBARD: Okay, thank you. Trustee
17 Martilotta?

18 TRUSTEE MARTILOTTA: To be brief, the union
19 negotiations have started. We did our initial
20 exchange. We scheduled meetings to go forward.
21 And I guess I can't really say too much about it,
22 other than it is going forward and we're positive.

23 MAYOR HUBBARD: Okay, that's fine. We are
24 going to do a brief executive session afterwards
25 so you can update the Board Members on initial

1 requests, or whatever, from them. So we will be
2 doing that as contract negotiations in executive
3 session later.

4 TRUSTEE MARTILOTTA: Awesome.

5 MAYOR HUBBARD: Okay. Trustee Phillips?

6 TRUSTEE PHILLIPS: Since we brought up the
7 Sixth Street bulkhead, I've had a couple of people
8 inquire. I guess we have a small piece of
9 bulkhead that's down at the end of Sixth Street
10 that we own.

11 MAYOR HUBBARD: Yes.

12 TRUSTEE PHILLIPS: Are we at some point
13 putting that into our capital improvements, or
14 have we even thought about that yet? I guess it's
15 in a pretty distressive state.

16 MAYOR HUBBARD: Yeah. When they were doing
17 the bulkhead at the condos, we tried to make a
18 deal with them to take care of that section of
19 bulkhead in consideration of putting ties back
20 into our property and all that. That didn't work
21 out well.

22 TRUSTEE PHILLIPS: Oh, yes.

23 MAYOR HUBBARD: All right? So Paul is going
24 to have to start the process of getting a permit
25 for it and all, which takes a while to get the

1 permit to go ahead and do it, so we're going to
2 start that process. We were trying to get them to
3 do the extra 75 feet when they were down there
4 working.

5 TRUSTEE PHILLIPS: Yeah, it was brought --

6 MAYOR HUBBARD: We didn't -- we didn't
7 fail -- I mean, we failed.

8 TRUSTEE PHILLIPS: No, that's okay. It's
9 just that it's been brought up a couple of times
10 to me and it's getting pretty distressive and --

11 MAYOR HUBBARD: Yeah.

12 TRUSTEE PHILLIPS: -- unsafe. And I don't
13 know if maybe there is some shoring up that can be
14 taking place. I haven't been down there lately to
15 see it, I'm just going by what I've been told.

16 ADMINISTRATOR PALLAS: Well, we did, we did
17 take a look, I had a couple of people take a look
18 at it. I don't -- my memory, and it's been a
19 little bit of -- a little while, but my memory is
20 that there really wasn't anything short of
21 replacement. There's nothing to do of yet.

22 TRUSTEE PHILLIPS: There's nothing left.

23 MAYOR HUBBARD: Yeah.

24 ADMINISTRATOR PALLAS: There's nothing left
25 of it, yeah.

1 MAYOR HUBBARD: It's in very poor shape, and
2 the only thing you could do with it is not just
3 put a piece of plywood or try to seal or
4 whatever --

5 TRUSTEE PHILLIPS: Yeah, it's not.

6 MAYOR HUBBARD: -- efficiently, as done at
7 Mitchell Park. This -- it just needs to be taken
8 out and replaced.

9 TRUSTEE PHILLIPS: Well, as I said, it's
10 been brought up a couple of times.

11 The bathroom rehabilitation, are we near a
12 deadline date for completion?

13 ADMINISTRATOR PALLAS: In fact, we were just
14 notified today that they've scheduled a final
15 walk-through for Thursday.

16 CLERK PIRILLO: Thursday.

17 ADMINISTRATOR PALLAS: A week from today, to
18 go through it, which -- to close out the project,
19 essentially. You know, and again, I know I've
20 said this before, but they're doing a great job.
21 You know, they're very good to work with, they're
22 responsive to requests, very accommodating. You
23 know, the project is so far turning out really,
24 really well.

25 TRUSTEE PHILLIPS: The Mobi-Mats, are they

1 going down. Is it --

2 (Noise Interference)

3 TRUSTEE PHILLIPS: I know, I'm sorry.

4 ADMINISTRATOR PALLAS: It's okay.

5 TRUSTEE PHILLIPS: The Mobi-Mats, are they
6 down, or are they going down or --

7 ADMINISTRATOR PALLAS: Yeah, they would
8 normally go down when we formally open.

9 TRUSTEE PHILLIPS: Right.

10 ADMINISTRATOR PALLAS: So once we know the
11 bathrooms are completed, and once we know we have
12 lifeguards, then all of those things will happen,
13 you know, all at once, the swim ropes, the
14 Mobi-Mats, you know, get all the equipment back
15 into the storage area, get the chair down. All of
16 those things will take place. I had a
17 conversation today with Mr. Albanese to that
18 effect. Once I have this date from them and
19 information that we might have lifeguards. All of
20 these things kind of happened today, so we are
21 aware of all that.

22 TRUSTEE PHILLIPS: And going along --

23 TRUSTEE CLARKE: What's the tentative
24 opening date?

25 ADMINISTRATOR PALLAS: The beach permit

1 right now is -- not right now. The beach permit
2 is set for Monday, the 28th.

3 TRUSTEE CLARKE: Thank you.

4 TRUSTEE PHILLIPS: It's traditionally the
5 last week of June that the beach opens.

6 ADMINISTRATOR PALLAS: The date,
7 historically, the date was the Saturday after
8 school, whatever -- well, not even Saturday.
9 Whatever day was the last day of school, the next
10 day we -- the schedule is kind of -- because of
11 COVID, we kind of lost track of schedules, and
12 everything else started on a Monday. So when we
13 put the application in -- Monday, of course. You
14 know, and then we got the permit, like why is it
15 Monday? It's just never been Monday. You know,
16 so, again, it's just a couple of days. And at
17 that point, I didn't -- I was not overly concerned
18 about the date, because we didn't have --

19 TRUSTEE PHILLIPS: Lifeguards.

20 ADMINISTRATOR PALLAS: -- lifeguards, and it
21 didn't appear that we were going to get them. So
22 now that we do, you know, we'll, hopefully, have
23 them in place at least -- at least for the weekend
24 following, which would be the first weekend, the
25 July 4th weekend. So that would, hopefully, be

1 the first weekend you can say that we have
2 lifeguards and we can formally open and all that.

3 TRUSTEE PHILLIPS: Okay. The other, the
4 other thing that was a discussion down at Fifth
5 Street Beach was the surf casting that's been
6 going on with the fishermen. I'm not sure. I
7 didn't really go back to look at our code, but,
8 apparently, there's been some unsafe conditions
9 with, you know, the surf casting, is where you
10 have the hook and swing out, and we had people on
11 the beach. Some people have been concerned about
12 whether we allow that or not. And I didn't really
13 do any research on it, but it's something I think
14 we need to look into before somebody gets hooked.

15 ADMINISTRATOR PALLAS: My memory, again, my
16 memory of the code language on that, if it's a
17 designated swimming area, then I think it's
18 prohibited. But we don't have the swim ropes out,
19 so it's not a designated swim area. So I think
20 until the swim ropes go out, I don't know that
21 there's a whole lot that -- you know, no pun
22 intended, we don't have a hook for that, so yeah.

23 (Laughter)

24 TRUSTEE PHILLIPS: But there is a
25 possibility that we could actually restrict it,

1 correct?

2 ADMINISTRATOR PALLAS: Yeah.

3 TRUSTEE PHILLIPS: I mean, I'm betting that,
4 but I just --

5 ADMINISTRATOR PALLAS: It's up to you, of
6 course. But, yeah, I mean, there is a prohibition
7 now, and swimming, -- again, it's going from
8 memory -- in swimming, designated swimming areas.
9 So, I mean, you could extend it to -- extend that.
10 I mean, that's up to you all.

11 TRUSTEE PHILLIPS: Okay. The only other
12 thing is, as I sent an email around, through the
13 generosity or through the connection with
14 Assemblywoman Giglio's Office, July 11th there
15 will be the opportunity for safe boats -- safe
16 boaters course will be taught here at the
17 Firehouse on July 11th. I believe there will be
18 registration notices going up for people to sign
19 it. I believe it's a discounted rate.

20 So I'd like to thank the Mayor for allowing
21 for the Village Board's logo and the Fire
22 Department's logo to be on it, because it's
23 helpful that we have something within our
24 community to start thinking about boater safety,
25 and I think that's important.

1 ADMINISTRATOR PALLAS: If we have any
2 information we can post to the website, if you
3 could forward it out to us.

4 TRUSTEE PHILLIPS: It's going to be coming
5 out tomorrow, probably, so.

6 ADMINISTRATOR PALLAS: Okay, great, and
7 we'll put it up as soon as we can.

8 TRUSTEE PHILLIPS: And that's it.

9 MAYOR HUBBARD: Okay, thank you. All right.
10 The only thing I just wanted to report on the --
11 we had gotten the grant, we were waiting on it for
12 two years from the State, a DASNY grant for
13 covering the repairs at Moore's Lane.

14 Just so everybody knows, the Village knows
15 that Moore's Lane is a Village road. A lot of
16 people keep talking, saying nobody knows whose it
17 is, nobody wants to do anything. It's a Village
18 road and we've known that.

19 The reason we haven't paved it is until I
20 have a signed contract, we could pave it, we could
21 have paved it last year. If we pave it before we
22 have a signed contract and the documentation, we
23 lose the grant funding to pay for it. And Senator
24 LaValle worked very hard to get us this grant
25 money, and I don't want to just go and pave the

1 end of the road and lose the \$60,000 that we're
2 getting from the State.

3 So I know Sunday, I accosted at 7-Eleven on
4 Sunday morning, "When the hell are you going to
5 pave that damn road?" I'm like, "I got it."

6 (Laughter)

7 MAYOR HUBBARD: I said -- and I explained
8 that to her there at the same time. So the only
9 reason we've delayed it -- Corazzini has already
10 mapped it out, we know what's going on with it.
11 We're all ready to go, they know we're ready
12 to go.

13 The paperwork came to me, I signed it, went
14 back to DASNY. They signed it, sent it back. And
15 then we just asked them, "So, can we do the work
16 now?" They said, "Not quite yet." Once they
17 actually approve appropriating the funds from
18 which account it goes to. So, hopefully, we'll
19 hear that any day, and Corazzini can get it done
20 before the summer season.

21 That is the plan, but the only reason it's
22 been delayed, we're not ignoring it, we're not
23 forgetting about the problem, it is I don't want
24 to lose the grant money, that it's ours. We just
25 have to be patient, and once we get approval, we

1 will pave it right away. Just so it's clear, so
2 everybody knows what's going on with that and
3 where we're going with that.

4 TRUSTEE PHILLIPS: Well, Mayor, since you
5 brought up the subject of roads, before COVID, we
6 were going to start doing some roadwork, because I
7 think we bonded for it. Are we getting it to move
8 it forward with that for this year? I think we
9 were going to do Sixth Avenue at one point and we
10 were going to do --

11 MAYOR HUBBARD: Well, Sixth Avenue, there's
12 Wiggins Street, there was Fourth Street. Those
13 tied in with the work we had done up there. We
14 approved to do the bond and we had not taken any
15 of the money out. The approval is still there, we
16 need to decide where we're going to go with it.

17 We're starting a new budget year. We're
18 trying to see -- there's actually \$218,000 that
19 Robert just talked about, and everything else,
20 where we stand with it.

21 TRUSTEE PHILLIPS: Like I said --

22 MAYOR HUBBARD: But we are going to be going
23 back on those projects.

24 TRUSTEE PHILLIPS: Okay, because I'm sure
25 you've been hit with it as well as I have, "When

1 are you going to start doing something with the
2 roads within the Village?" So with Moore's Lane,
3 what I understand, I've been approached on that
4 one quite a few times, too, but --

5 MAYOR HUBBARD: Right.

6 TRUSTEE PHILLIPS: -- other people are
7 starting to ask. You know, they've asked, you
8 know, "When are you going to get back to doing
9 roadwork?" So --

10 MAYOR HUBBARD: Yeah. I mean, we had the
11 luxury of that, you know, five years ago. We did
12 a whole bunch of roads every year, and so
13 everybody saw it, and they said, "When's my turn,
14 when's my turn?" And not doing some for a couple
15 of years, the other roads get worse. You know,
16 they kind of forgot we did Third Street and
17 Central Avenue, Bay Avenue, and Main Street, First
18 Street, Fourth Avenue, South Street. I mean, a
19 lot of roads were done over the past five years,
20 and now it's just a short hiatus and we're going
21 to get back on it, so.

22 ADMINISTRATOR PALLAS: Mr. Mayor, if I may
23 as well, we're also looking at other grant
24 funding --

25 MAYOR HUBBARD: Yes.

1 ADMINISTRATOR PALLAS: -- as well. In
2 addition to that, there is a State grant and
3 Federal grant. The State grant is much more
4 likely, in addition to the DASNY money, additional
5 grant money from the State. It's actually not a
6 grant, it's a reimburse -- it's a reimbursable,
7 correct?

8 TREASURER BRANDT: Yes.

9 ADMINISTRATOR PALLAS: It's a reimbursable
10 as part of -- it's similar to CHIPs, it's actually
11 part of the CHIPs program, but there's another pot
12 of money that's available. What we're trying to
13 get is affirmative confirmation that we can --
14 what we can use it for. The other one is a --
15 through the Federal Government, but it's a much
16 more complicated grant, and it's almost impossible
17 to tell if we're even eligible. But I just wanted
18 to report that we're working on that in addition
19 to this.

20 MAYOR HUBBARD: Okay. And that's all I had.
21 So we'll move on to public to address the Board.
22 Anybody from the public wish to address us?

23 ATTORNEY PROKOP: Can I mention one thing
24 before we --

25 MAYOR HUBBARD: Oh, sure, go ahead.

1 ATTORNEY PROKOP: I'm sorry, I apologize. I
2 realize there was something that's not included in
3 my report. But anyway, there's a timing, timing
4 issue with the SLA notices that we get that I'd
5 like to discuss with you as far as a procedure
6 with Management.

7 So what happens is that we get notices from
8 the SLA that an application has been made for
9 either a new license or a change in a license.
10 And often, it's probably 50% of the time, it's for
11 a use that is not permitted, you know, either not
12 approved or not permitted, or both, and -- but the
13 timing of our meetings is that we get -- we get
14 these notices and then we don't have another
15 meeting within the 30-day time period that we have
16 to get a response out.

17 So I'm wondering if this, when -- we have
18 two that are pending now, I don't want to mention
19 the names. But I wonder if I could do a
20 notification to the SLA under the direction of the
21 Administrator and then copy the Board, just so you
22 know that this is happening in case you have a
23 question. You know, not at the meeting, because
24 we're not going to have -- if we have the time, I
25 will bring it up in a meeting, but typically we

1 don't.

2 MAYOR HUBBARD: Uh-huh.

3 ATTORNEY PROKOP: So I'm wondering if I
4 could do this outside the meeting under the
5 direction of the Village Administrator, and then
6 I'll circulate the note -- the response to the
7 Board to make sure that, you know, you're aware of
8 it and see if you have any comments.

9 MAYOR HUBBARD: Yeah, I don't have a problem
10 with that. Anybody else?

11 TRUSTEE MARTILOTTA: No.

12 TRUSTEE CLARKE: (Shook Head No)

13 TRUSTEE PHILLIPS: I don't have a problem.
14 I just -- procedure-wise, I think that if -- and
15 maybe I'm missing it, missing -- but I thought
16 that we need to do the notification, which is
17 fine. But if they're actually doing something
18 that's not approved, I would think it would have
19 been an automatic letter before --

20 (Siren Sounded)

21 ATTORNEY PROKOP: Once I confirm with Paul
22 Pallas and the Building Department that it's a
23 violation, or they -- excuse me, that it's not
24 permitted, where they advise me of that, I can do
25 the letter automatically, if that's what you'd like.

1 TRUSTEE PHILLIPS: Well, that's what I'm
2 thinking is, is if -- really, with the timing
3 issue, if they don't really have -- they're not
4 permitted for that use, I think it would be an
5 automatic -- an automatic response from the
6 Village Attorney. That's --

7 ATTORNEY PROKOP: Okay.

8 TRUSTEE PHILLIPS: That's, you know --

9 ATTORNEY PROKOP: So I just want to let you
10 know that that's happening.

11 TRUSTEE PHILLIPS: Paul would still be
12 seeing it, because you'd have to verify that it's
13 not part of their use. But I've noticed a couple,
14 and we've discussed it, where, you know, they're
15 not permitted to do that, while -- you know, while
16 we need a response.

17 ATTORNEY PROKOP: Okay, we'll do that.

18 ADMINISTRATOR PALLAS: I think -- I think
19 your last -- you're saying the same thing, just a
20 little different take on it, but, yeah, we will do
21 that.

22 MAYOR HUBBARD: Okay. Anything else for us?

23 (No Response)

24 MAYOR HUBBARD: All right. Public wish to
25 address the Board?

1 MS. HALL: Hello. My name is Candace Hall.

2 I'm President of --

3 MAYOR HUBBARD: Come on up front, yeah.

4 MS. HALL: I'm sorry.

5 MAYOR HUBBARD: Just say your name and
6 address for the record again.

7 MS. HALL: Okay. My name is Candace Hall,
8 170 Maple Street, and I'm just here -- and forgive
9 me if I missed it, the first five minutes. My
10 friend, Destiny Saltzer (phonetic), and I are
11 trying to organize a youth basketball tournament.
12 My Aunt, Jo Jo Jackson, used to do it years ago,
13 and we're just trying to bring it back to the
14 community. So we just wanted to come here, show a
15 face, and, you know, hopefully, we are on your
16 radar for approval for this. We would love to
17 bring this back to our community.

18 TRUSTEE CLARKE: Yes, we received it.

19 CLERK PIRILLO: Yes, it's already been
20 included --

21 MS. HALL: Okay.

22 CLERK PIRILLO: -- for Thursday's meeting.

23 MS. HALL: Sorry. Thank you.

24 CLERK PIRILLO: That's okay. You're
25 welcome.

1 MAYOR HUBBARD: That's good. Thank you for
2 coming.

3 MS. WADE: Hi. Thank you so much. I'm,
4 again, really impressed with all that you do. My
5 first question might not relate to Greenport
6 Village.

7 The KOA Camp, is it entirely in Southold
8 Town, as opposed to Greenport Village? And was
9 Greenport asked or aware of the expansion of the
10 KOA Camp? They've built a new road into the woods
11 behind it and have what looks like the beginning
12 of a whole lot of new campsites.

13 MAYOR HUBBARD: That's before the Town, it's
14 not in the Village, so we have no control over
15 that.

16 MS. WADE: Okay. And then, actually, what I
17 was wondering also is does -- is sewer provided
18 for each of those spots? They have trailers that
19 last all summer. I'm just curious what happens to
20 the waste from the toilets.

21 MAYOR HUBBARD: I'm sure they're meeting
22 Suffolk County guidelines on what they're doing
23 with it. I mean, they have sewers there, so I'm
24 assuming that they have their own sewers.

25 MS. WADE: Do you think they're hooked up to

1 the sewers? Do you think you could ask the
2 Administrator or somebody if they can look into
3 that?

4 MAYOR HUBBARD: They're required --

5 ADMINISTRATOR PALLAS: Yeah, they --

6 MAYOR HUBBARD: Go ahead. Paul wanted to
7 say something. Go ahead.

8 ADMINISTRATOR PALLAS: Mr. Mayor, they
9 are -- just for information, they are connected to
10 our sewers, and the plan was to connect them.

11 MS. WADE: So you are -- oh, wait. Could
12 you ask him if he was aware of the expansion?

13 MAYOR HUBBARD: No, I did not know -- did
14 not know there was an expansion there. It's not
15 in the Village, so it's not --

16 MS. WADE: Well, the Village Administrator
17 is working closely with them and he knows, he just
18 said he knew. That's why I was wondering if he
19 might say something more on it.

20 MAYOR HUBBARD: They -- once they come to
21 him with a plan, they expanded what they were
22 getting, and then it was taken care of. It's not
23 something we as a Village Board would have any
24 control over, so we have not discussed it.

25 MS. WADE: Okay.

1 MAYOR HUBBARD: Well, what is the question
2 you want to ask?

3 MS. WADE: Who was giving them permission to
4 expand, if he might --

5 MAYOR HUBBARD: Southold Town, because
6 they're in Southold Town.

7 MS. WADE: Well, like if it was the DEC
8 approval, then usually they ask the Village to
9 give an opinion if it's right adjacent, but that's
10 right adjacent to Moore's Woods.

11 MAYOR HUBBARD: That is all done through
12 Southold Town Planning Board. If he went to
13 Southold Town to get permission for it, Southold
14 Town would have the answers for that.

15 MS. WADE: Okay, never mind. Thank you very
16 much.

17 Actually, I talked to Peggy Lauber from the
18 North Fork Audubon. She's sorry she couldn't be
19 here. She said that there's been a call on --
20 everybody's very excited about the Louisiana Water
21 Thrush. I don't know about birds, but it's in
22 Moore's Woods, and they think that it's very
23 special to be able to see it and hear it.

24 And is there a time when -- has there been
25 anymore talk about how the design of the Railroad

1 in the woods and the fence and everything can be
2 dealt with? Is there going to be an opportunity
3 to have more of a sit-down meeting or --

4 MAYOR HUBBARD: There's no meeting scheduled
5 on that, no.

6 MS. WADE: Well, I think it would be a
7 really lovely idea, especially, it is -- with the
8 public resource that has been turned over for
9 this, and a maintenance commitment on behalf of
10 the Village for annual fees for, you know,
11 operation, people maintaining the trestle bridge,
12 I feel like it's the kind of thing that should
13 have a public hearing, honestly. What does your
14 Lawyer think?

15 MAYOR HUBBARD: Okay. We started this
16 process over four years ago and it's been talked
17 about at numerous monthly meetings and everything
18 else.

19 MS. WADE: I know, but the plan has never
20 really been put forward as a -- in a public
21 hearing.

22 MAYOR HUBBARD: We've had plans here going
23 back years ago of what's going on with everything
24 else on it.

25 MS. WADE: There's been no public hearing

1 from --

2 MAYOR HUBBARD: No, it's not required to
3 have a public hearing.

4 MS. WADE: Could your Lawyer confirm that?

5 ATTORNEY PROKOP: I've given that opinion
6 already. It's not required to have a public
7 hearing, and this matter was discussed publicly
8 for years.

9 MAYOR HUBBARD: Exactly.

10 MS. WADE: What is the requirement for a
11 public hearing? When are you required to have
12 one?

13 ATTORNEY PROKOP: There's many things you're
14 required for, it's under all the law, the Village
15 Law the State Law -- Village Code and the State
16 Law. This just isn't one of those things.

17 MS. WADE: But in taking on -- assuming
18 maintenance for a large project and turning over a
19 public woods would not qualify as something? And
20 making it a Neg. Dec, saying that there was going
21 to be no impact by putting up a six-foot chain
22 link fence for 1,000 feet throughout the woods,
23 that wouldn't trigger it?

24 ATTORNEY PROKOP: No.

25 TRUSTEE PHILLIPS: It's municipally owned.

1 MS. WADE: Pardon me?

2 TRUSTEE PHILLIPS: Randy, this -- I'll be
3 honest with you, the Mayor's correct, a lot of
4 this was questioned way back when the idea
5 formulated, and there was plenty of public
6 discussion back then. I'm sorry if you missed it,
7 but it was decided back then that there was not a
8 need for a public hearing, because we did ask that
9 and we went through to make sure that there was an
10 opinion for that. So I don't know what else to say.

11 MS. WADE: Well, I hope you revisit that
12 decision.

13 The locations, the two locations that were
14 mentioned in the Administrator's report in
15 response to the LIPA RFP, I'm wondering how many
16 batteries are included, and where the two
17 locations are that are already approved. Just if
18 there's a plan online or something, I would look
19 at that.

20 MAYOR HUBBARD: Okay. Paul can explain that
21 to you.

22 ADMINISTRATOR PALLAS: The scavenger waste
23 site is one, and the --

24 (Siren of Fire Truck Sounded)

25 ADMINISTRATOR PALLAS: And the area

1 immediately adjacent to the existing gas turbine.

2 MS. WADE: Within the fenced-in turbine
3 area?

4 ADMINISTRATOR PALLAS: I don't think
5 there -- again, this is just the -- I don't know
6 specifically where. It's immediately adjacent to
7 it. It's the same area that was approved two
8 years ago in 2019, same exact area, nothing's
9 changed. This is just an -- it's just an
10 extension of time of an existing agreement.

11 MS. WADE: Well, there was that one where
12 they were going to build another turbine closer to
13 the water where that Building 10 is.

14 ADMINISTRATOR PALLAS: It's the same general
15 area as that, yes.

16 MS. WADE: And do you know how many
17 batteries?

18 ADMINISTRATOR PALLAS: I have no idea.

19 MS. WADE: How would we find that out?

20 ADMINISTRATOR PALLAS: It's not -- I mean,
21 they have to respond to the LIPA RFP. We don't --
22 that's got nothing to do with -- how many
23 batteries are going in is not relevant to us.

24 MS. WADE: Okay, thank you. The apartment
25 legislation, it was mentioned that the rents would

1 be included in the legislation, which I don't see
2 how that would work with the Section 8 rents
3 that -- I mean, the numbers that were mentioned
4 are actually lower than Section 8 rents. Maybe
5 it's intentional, but every year there's
6 inflation. So not having seen the legislation,
7 I'm only talking from your conversation. But it
8 just seems like in 2007, the price of the
9 affordable, you know, units at 123 were decided,
10 and now we're 14 years later. And I think I heard
11 you say we're using that same price, but I'm not
12 sure that the rents, you know, can be in
13 perpetuity in legislation. I just think that
14 might be impractical.

15 And are -- is the Village going to have a
16 list of rental applicants, those desiring of
17 affordable housing that's sort of been slightly
18 pre-vetted the way Southold Town does?

19 MAYOR HUBBARD: This -- part of this
20 legislation is changing the code to allow for
21 accessory apartments. So if you're going to come
22 in to get a building permit to put an accessory
23 apartment in, you're going to have to follow the
24 guidelines of what we're doing. That's what the
25 whole intent is. It's not changing everything

1 that we have, everything that's already there. If
2 you want to convert your garage to something,
3 these are the guidelines we're putting into place
4 to try to control that, so it doesn't become an
5 Airbnb or something else.

6 MS. WADE: Okay, that's great. So, yeah,
7 then, I mean, I could wait until the legislation
8 comes out. But I would just warn you about
9 putting rental prices on that. I think that -- I
10 totally support trying to avoid them becoming
11 Airbnbs. We've lost so many worker -- so much
12 worker housing already because of that.

13 And I would also urge you to include a
14 pyramid law. Southold Town is now considering one
15 where it doesn't have to start at zero, we have
16 narrow lots.

17 (Noise Interference in Firehouse)

18 MS. WADE: But it should start at 10 feet on
19 the property line and go up to the 35-foot center
20 of the property and --

21 TRUSTEE PHILLIPS: Randy, I can't hear a
22 word you're saying, I'm sorry.

23 MS. WADE: The pyramid law under
24 consideration by Southold Town would start 10 feet
25 up on the property line and then go to the 35 feet

1 in the middle of the property. And that would
2 ensure that these accessory units are not
3 constructed so that they overpower the enjoyment
4 of the neighbor. You know, a pyramid law would
5 just really help to make accessory units
6 compatible with each neighborhood, and so I hope
7 you'll consider that.

8 When we had a public meeting on zoning
9 issues, two former members of the Planning Board
10 were really disappointed that the Village did not
11 have that included in the code, so I think it
12 would really help a lot.

13 You had mentioned, again, doing road
14 reconstruction, and I just want to remind you that
15 Mr. Peterson, who used to work for the Village on
16 Sixth Avenue, said he hopes you don't repave the
17 road before the sewers change, because he thinks
18 the sewer has collapsed on Sixth Avenue.

19 And I want to remind you to add Sixth
20 Street, which has both the ferry route and the
21 trucks from the road going up and down it, and
22 it's been pretty bad for a while.

23 And so thank you again for all the work
24 you do.

25 MAYOR HUBBARD: Thank you. Anybody else

1 wish to address the Board?

2 MS. HAMMES: Hi. Tricia Hammes, 603 Main
3 Street. I don't know. I may have missed one or
4 two meetings, or tried to watch the tapes, but one
5 I do know that you guys were working on, I guess
6 it's legislation on affordable housing. Will that
7 be made open? Will that be made -- will the
8 public get to see that and comment on that before
9 it's adopted?

10 MAYOR HUBBARD: Yes.

11 MEMBER HAMMES: Okay. And then on 123
12 Sterling, again, I don't know what provisions you
13 guys are considering for those, but I have a lot
14 of concerns about those units. I know that,
15 unfortunately, the economics are big in the
16 stipulation agreement, and I understand that you
17 can't amend the stipulation agreement. But I feel
18 like given the potential windfall for somebody who
19 is lucky enough to get into one of those
20 apartments, given the value that they're selling
21 at versus what the probable value is in today's
22 housing market, that it's really important that
23 whatever additional conditions or criteria you're
24 considering, make sure that people -- it's not
25 going to be people that have, you know,

1 significant assets, for instance, because, as I
2 understand it, under the stipulation agreement,
3 the residence requirement is a residency or a work
4 requirement. So you wouldn't want see somebody
5 who already owns a house in the Village selling
6 that and moving in there, since that to me
7 wouldn't be a good use of that space. I mean,
8 it's really important that that space be targeted
9 towards people that, you know, need to get into
10 their first home. And I would suggest from that
11 perspective, if you haven't considered it, you
12 might want to put an asset test on this in terms
13 of you can't have net assets above a certain
14 amount.

15 I think you also want to think seriously to
16 make sure that you're not having somebody back
17 somebody with cash to buy one of those and turn
18 around and flip it. I'm not -- I don't have the
19 answer on how you would deal with that, but, for
20 instance, I think and all cash buyer would be of
21 concern on that. On that perspective, I think you
22 want to make sure the person is actually financing
23 the houses, so that you have an income level test,
24 an asset level test, and those types of things.

25 I also don't know if your intention is to

1 have a public discussion about what those
2 additional conditions will be for them to provide
3 more -- it sounds like maybe a conversation that
4 was just had about Moore's Lane, that may not be
5 that it's required, but I think the public does
6 have a real interest in those five units.

7 I know some people that are already aware of
8 the potential. I know other people that would
9 probably be eligible but aren't. And so I think
10 it would be helpful if the community as a whole is
11 aware on sort of the settlement on what those
12 general terms are looking like and have an
13 opportunity to kind of weigh in on them.

14 And finally, I really hope, once they're
15 agreed upon, that there will be, you know, a
16 lottery system for awarding those five units, if
17 more than five people meet the requirements,
18 because I have also concerns that otherwise people
19 may manipulate their way into those, and it's not
20 going to be some kind of blind lottery mechanism
21 where somebody just, you know, submit all their
22 paperwork, has their financing lined up.

23 I just -- I really -- you know, I think
24 those things are worth probably over \$400,000
25 right now, and someone's going to buy them for

1 175. They could sell them tomorrow and only give
2 25% of the proceeds out, or they could keep them
3 for two years.

4 I really hope you guys are really doing some
5 real thinking about this, because those are really
6 valuable units. And it's really a shame that we
7 couldn't affix the terms of them. I recognize
8 that the horse is out of the barn on that one.

9 So that's really all I would say. And I put
10 in a plug for North Street on the paving.

11 (Laughter)

12 MAYOR HUBBARD: Okay.

13 ATTORNEY PROKOP: So everything that you
14 said, everything that you mentioned is covered in
15 the draft that we're working on, but thank you for
16 those points. The only -- I think the only thing
17 that we didn't talk about so far was a lottery or
18 how to work that. Everything else that you
19 mentioned, everything that you had said, I think
20 everything else is covered.

21 MEMBER HAMMES: Okay, great. That's great.
22 That's great, I'm glad to hear that. I just -- on
23 the lottery point, I mean, I think you would
24 really want to avoid any -- I mean, any concept
25 that there was any -- I know people that have been

1 trying to talk to Paul Pawlowski, for instance,
2 about this. So I just think a lottery would help.
3 I mean, I know there's problems with that, because
4 I know what happened over at the other one. But I
5 think that to -- otherwise, I don't know how you
6 were going -- unless you were going to have some
7 kind of waiver criteria, and then get into
8 arguments about that.

9 But, you know, that's -- for what it's
10 worth, those are my thoughts. And thank you very
11 much for listening and for all the hard work you
12 do all day long.

13 TRUSTEE CLARKE: Thank you.

14 MAYOR HUBBARD: Thank you. Anybody else
15 wish to address the Board?

16 (No Response)

17 MAYOR HUBBARD: Okay. I'll offer a motion
18 to adjourn the meeting to executive session to
19 talk about contract negotiations with our union
20 at 8:17.

21 TRUSTEE MARTILOTTA: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: We are adjourning to
5 executive session. Thank you all for coming.

6 (The meeting was adjourned to Executive
7 Session at 8:17 p.m.)

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C E R T I F I C A T I O N

1
2
3 STATE OF NEW YORK)
4) SS:
5 COUNTY OF SUFFOLK)
6

7 I, LUCIA BRAATEN, a Court Reporter and
8 Notary Public for and within the State of New
9 York, do hereby certify:

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on June 17, 2021.

13 I further certify that I am not related to
14 any of the parties to this action by blood or
15 marriage, and that I am in no way interested in
16 the outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand this 30th day of June, 2021.

19
20 Lucia Braaten
21 Lucia Braaten
22
23
24
25