Meeting Notes

Lou Bekofsky (VHB) opened the meeting with introductory remarks and welcomed the LPC and public. LPC members and all present members of the Consultant Team and State Team introduced themselves. VHB then began the presentation by introducing the goals for the meeting which included building consensus on the preliminary project list to be presented at the upcoming community meeting. Before reviewing the results of a previous grouping exercise performed by the LPC during and after LPC Meeting 3, Mr. Bekofsky asked if any of the LPC members need to make a disclosure due to conflict of interest with any of the projects on the preliminary list. Mr. Bekofsky asked that if members do find themselves in conflict of interest to fill out a recusal form, provided to all members, and hand in to VHB.

Following, Mr. Bekofsky identified the workplan and schedule including upcoming meetings and deliverables due to the state.

Mr. Bekofsky provided an update to the LPC in regard to outreach that has been done by the Town of Hempstead as well as the Consultant Team to property owners within the DRI boundary, municipal agencies, and project applicants.

Mr. Bekofsky then briefly reviewed the Baldwin DRI Vision and Goals. It was requested that the LPC members provide comments to VHB by February 28, 2020 on the draft strategies provided to them at the meeting. Following, Mr. Bekofsky explained the project identification process leading up to the fourth LPC meeting and what is to happen next in terms of priority project consensus and project list. During the last LPC meeting, the LPC members were asked to qualitatively group each project into one of four categories:

A – Transformative and Supported by the LPC
B – Likely to Be Recommended by The LPC But Additional Details are Needed
C – Supported by the LPC But May Not Be the Best Fit, Or Ready for DRI Funding
D – Limited Support from the LPC and Not Likely to Be Recommended for DRI Funding

The results of each project were organized into a spreadsheet and were placed into group A, B, C or D based on majority grouping and the LPC's comments.

Seven projects were placed under group A:

- Implementation of Green Infrastructure/Storm Resiliency
- Baldwin Chamber of Commerce Placemaking
- Malkin Appliances Site Renovations
- Baldwin High School Gateway Improvements
- Merrick Road Traffic and Pedestrian Safety Improvements
- 800 Merrick Road Redevelopment
- 775 Brooklyn Avenue Transit Oriented Development
Ten projects were placed under group B:

- Baldwin Dog Park
- Baldwin Business Center
- Façade Improvement Revolving Loan Fund - Two Fronts Initiative
- Façade Renovation and Digital Sign
- Enhance Commuter Amenities
- Downtown Marketing or Branding Effort
- Baldwin LIRR Station Plaza
- Food Business Incubation and Grocery
- Improve Connectivity across Sunrise Highway
- Pedestrian Walkway Improvements

From this category, the Food Business Incubation and Grocery project was removed due to no project sponsor and no location. The LPC came to consensus on keeping this project as an idea that could be incorporated into the final investment plan.

Three projects were placed under group C:

- Baldwin Downtown Public Art Project
- Baldwin Public Library Interior Renovation
- Baldwin Historical Society and Museum Property

From this category, the Baldwin Public Library Interior Renovation project was removed due to limited support from the LPC. However, the LPC may consider a project at the Baldwin Public Library if the project funding was scaled back.

Nine projects were placed under group D:

- Coach Diner Signage and Lighting (to be incorporated in the Façade Improvement Program)
- Non-Profit Economic Development Loan Fund
- Baldwin Public Library Plaza Enhancement and Reactivation
- Recreation Center
- Arts and Cultural Center
- Baldwin Cultural Arts Center
- Kellogg House Community Space Improvements
- Sunrise Trail and Sunrise Highway Pedestrian Improvements
- Retail Development and Historic Preservation Fund

Each of the nine projects in this category have been removed from the preliminary project list for various reasons, including lack of project sponsor or minimal LPC support.

Mr. Bekofsky then discussed the proposed downtown strategy which includes focusing funding on the area surrounding the LIRR, creating a new public plaza to activate the downtown, creating a critical mass of people living within a half mile radius of the LIRR, complementing the proposed transit-oriented
development (TOD) with additional mixed-use projects and leveraging Town and County investments to transform the pedestrian experience.

Based off of the list of preliminary projects the Consultant Team categorized the projects in two categories to help further identify how cohesive the projects are, their readiness at this point in the process as well as present the estimated total funding requested and project cost. The two categories are Transit-Oriented and Mixed-Use Development, and Downtown Placemaking and Walkability. The majority of the meeting time was used to discuss the preliminary list of projects below to allow the LPC to hold open discussions on each of the projects.

**Transit-Oriented and Mixed-Use Development**

- 775 Brooklyn Avenue Transit Oriented Development
- Baldwin LIRR Station Plaza
- Malkin Appliances Site Renovations
- 1891 Grand Avenue Mixed-Use Development
- 800 Merrick Road Redevelopment
- Baldwin Business Center
- 803 Foxhurst Road (NEW)

The estimated total DRI funding requested for the seven projects in this category is approximately $6.39 million and the total project costs is approximately $24.37 million.

**Downtown Placemaking and Walkability**

- Implementation of Green Infrastructure/Storm Resiliency
- Façade Improvement Revolving Loan Fund Two Fronts Initiative
- Façade Renovation and Digital Sign
- Enhance Commuter Amenities
- Downtown Marketing or Branding Effort
- Improve Connectivity across Sunrise Highway
- Pedestrian Walkway Improvements
- Baldwin Downtown Public Art Project
- Baldwin Historical Society and Museum Property
- Baldwin High School Gateway Improvements
- Merrick Road Traffic and Pedestrian Safety Improvements
- Baldwin Dog Park

The estimated total DRI funding requested for the eight projects in this category is approximately $3.42 million and the total project costs is approximately $3.48 million.

In total, the preliminary list contains 15 projects with an approximate total of DRI funding requested to be $9.81 million with total projects at approximately $27.85 million.

After all the projects were discussed, VHB concluded the presentation by discussing the next steps in the DRI process including the strategies to achieve the goals for the DRI area, Community Meeting 2 on
March 11, 2020, draft project profiles and narrowing the list of projects for funding based on community feedback.

The meeting was then opened to the public. LPC and public comments are summarized below.

- Members of the LPC are concerned about projects within the preliminary project list that require variances to proceed with development, are these projects risks?
- Will there be a tax burden post development and implementation of the preliminary projects?
- How will this DRI help to keep businesses stay in the area as well as introduce new businesses?
- Members of the LPC are concerned about the removal of the Food Business Incubation and Grocery project (food hall) as that project is transformative and needed for the community.
- Members of the LPC are interested in creating collaboration between the projects on the list of the preliminary projects.
- Parking through the DRI area remains a concern for the community and the members of the LPC.
- Projects on the list that are interested in funding but do not have a sponsor or location are running out of time to make it on the final list.
- The name of the LIRR Public Plaza project needs to be changed since the MTA will have no affiliation.