

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular CRA Meeting was held on June 8, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Member Steven Spina, Ph. D., called the meeting to order at 6:00 PM

Roll call was taken. Present were members Charles Proctor, Kenneth Burgess, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard (*arrived at 6:04 PM*) were also present. Lance Smith and Jodi Wilkeson were not present.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Calvin Switzer, Senior Code Support Specialist Jackie Boges, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, GIS Community Planner Hansel Rodriguez, Finance Director Ted Beason, Assistant Finance Director Jessica Carter, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

1. BUSINESS ITEMS

1.1 CRA Meeting Minutes -May 11, 2026

Charles Proctor motioned to Approve the May 11, 2026 CRA Meeting Minutes. Seconded by Kenneth Burgess. Motion Passed unanimously.

1.2 Commercial Improvement Grant - Trattoria Napoli Restaurant - Matthew Zappoli

CRA Director Gail Hamilton presented the application for Trattoria Napoli, a new Italian restaurant proposed for the former Tubby's Q location within the CRA District. Hamilton explained that the applicant, Matthew Zappoli, had worked closely with City staff throughout the redevelopment and grant process. Mr. Zappoli introduced himself and provided a summary of his culinary background. He stated that opening Trattoria Napoli represented the culmination of his career and would feature casual Italian dining, pizza, and fresh pasta. Hamilton reported that the grant application met all program requirements and the applicant planned to invest approximately \$122,000 into renovations of the building, including interior, exterior and parking lot. The CRA grant request was for \$50,000.

Board members expressed support for the project and welcomed the investment in the CRA district.

Kenneth Burgess motioned to Approve the Commercial Improvement Grant for Trattoria Napoli Restaurant. Seconded by Charles Proctor. Motion Passed unanimously.

1.3 Presentation of 2025 CRA Audit - Annual Comprehensive Financial Report

CRA Director Hamilton advised that the 2025 CRA Audit was included on the CRA Agenda for presentation purposes; however, the audit would be formally presented and discussed later during the City Council meeting by the Finance Director.

2. CITIZEN COMMENTS - NONE

The meeting was adjourned at 6:06 p.m.
Submitted by Ricardo Quiñones