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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

May 22, 2019, 9:00 a.m.

One Town Hall, Second Floor Courthouse, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: No new Business, New Business: Consideration of a Tenant Consent for Valley Stream Green Acres – Hook & Reel., Consideration of an Authorizing Resolution for Assignment and Assumption for Stewart Avenue Holdings LLC (900), Consideration of an Authorizing Resolution for Assignment and Assumption for Stewart Avenue Holdings LLC (990), Consideration of a Tenant Consent for Regency Center – France and Son, CEO Report, Consideration and Adoption of Agency By Laws, Consideration and Adoption of Agency Travel Policy, Consideration and Adoption of Agency Retail Prohibition Policy, Consideration and Adoption of Agency Recapture/Termination Policy, Consideration and Adoption of Agency Fee Schedule, Consideration and Adoption of Whistleblower/Code of Conduct Policy, Consideration and Adoption of Time and Leave Policy, Discussion and Consideration of RFQ for retention of Bond/Transaction Counsel, Discussion and Consideration of RFQ for retention of Agency Counsel, Consideration and Adoption of a Resolution renewing the Agency's membership with the LIBDC, Consideration and Adoption of the Minutes of April 17, 2019, Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman  
James G. Marsh, Esq., Vice Chairman  
Eric C. Mallette, Secretary  
Jack Majkut, Member  
Gerilyn Smith, Treasurer

Also in attendance: John E. Ryan, Agency Counsel  
William F. Weir, Nixon Peabody  
Frederick E. Parola, CEO  
Edie Longo, CFO  
Lorraine Rhoads, Agency Administrator  
Arlyn Eames, Deputy Financial Officer  
Michael Lodato, Deputy Executive Director  
Laura Tomeo, Deputy Agency Administrator

Excused: John A. Ardito, Esq., Member

The meeting was called to order at 9:08 a.m. The Chairman declared a quorum was present.

New Business:

Valley Stream Green Acres – Tenant Consent for Hook & Reel: Flo Girardi made a motion to adopt a Tenant Consent for, Cajun Green Acre LLC., d/b/a Hook & Reel, 694 W. Sunrise Highway, Valley Stream. Hook & Reel, will occupy 7,115 square feet of space and will create an estimated 21-25 employees. This motion was seconded by James Marsh. All were in favor. Motion carried

Regency Center – Tenant Consent for France and Son: Flo Girardi made a motion to adopt tenant consent for France and Son, LLC. for Regency Centers, the Gallery at Westbury Plaza, Old Country Road, Garden City. France and Son, LLC will occupy 1,654 square feet of space and will create an estimated 6 employee jobs. This motion was seconded by James Marsh. All were in favor. Motion carried.

New Business – Other:

CEO Report: Fred Parola provided the Board with the CEO Report.

Consideration and Adoption of Agency By Laws: Jim Marsh made a motion to adopt the Agency By Laws. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of Agency Travel Policy: Flo Girardi made a motion to adopt the Agency Travel Policy. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Consideration and Adoption of Agency Retail Prohibition Policy: Jim Marsh made a motion to adopt the Agency Retail Prohibition Policy. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of Agency Recapture/Termination Policy: Jim Marsh made a motion to adopt the Agency Recapture/Termination Policy. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of Agency Fee Schedule: Flo Girardi made a motion to adopt the Agency Fee Schedule. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Consideration and Adoption of Whistleblower/Code of Conduct Policy: Jim Marsh made a motion to adopt the Agency Whistleblower/Code of Conduct Policy. This motion was seconded by Eric C. Mallette. All were in favor. Motion carried.

Consideration and Adoption of Time and Leave Policy: Jim Marsh made a motion to adopt the Agency Time and Leave Policy. This motion was seconded by Gerilyn Smith. All were in favor. Motion carried.

Consideration and Adoption of a Resolution renewing the Agency's membership with the LIBDC: Jim Marsh made a motion to adopt a Resolution renewing the Agency's membership with the LIBDC. This motion was seconded by Gerilyn Smith. All were in favor. Motion carried.

Old Business:

Minutes: James Marsh made a motion to adopt the Minutes of the meeting of April 17, 2019. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: Gerilyn Smith explained the financial statements and expenditure list for April 12, 2019 – May 15, 2019.

Executive Session: Flo Girardi made a motion to go into Executive Session at 9:15 a.m. to discuss matters of litigation and personnel. This motion was second by James Marsh. All were in favor. Motion carried. Flo Girardi made a motion to come out of executive session at 9:53a.m. This motion was seconded by James Marsh. All were in favor. Motion carried. No action taken.

Consideration of an Authorizing Resolution for Assignment and Assumption for Stewart Avenue Holding LLC (900): Dan Baker answered questions of the proposed project for Stewart Ave Holding LLC (900), Garden City. They seek to renovate the current building and request the assignment of the existing PILOT from 900 Stewart Owner, LLC. The renovations at 900 will include: parking lot repairs, inclusive of asphalt seal coat and stripping, replacement of roof, cafeteria renovation, commercial kitchen equipment, fire alarm system, boiler, cooling towers, central water heater, and chiller. Flo Girardi made a motion to adopt the authorizing resolution for Stewart Ave Holding LLC and the assignment of the existing PILOT. This motion was seconded by Gerilyn Smith. Eric Mallette, Jack Majket, Flo Girardi, and Gerilyn Smith voted in favor of the resolution. James Marsh voted against the resolution. Motion carried.

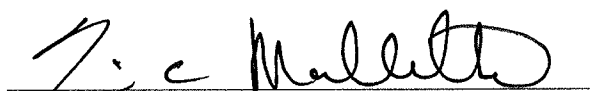
Consideration of an Authorizing Resolution for Assignment and Assumption for Stewart Avenue Holding LLC (990): Dan Baker answered questions of the proposed project for Stewart Ave Holding LLC (990), Garden City. They seek to renovate the current building and request the assignment of the existing PILOT from 990 Stewart Owner, LLC. The renovation at 990 will include: parking lot repairs inclusive of asphalt seal coat and stripping, replacement of roof, cafeteria, commercial kitchen equipment, fire alarm system, boiler, cooling towers, central water heater, and chiller. Flo Girardi made a motion to adopt the authorizing resolution for Assignment and Assumption of the existing PILOT for Stewart Avenue Holding. This motion was seconded by Eric Mallette. Gerilyn Smith, Eric Mallette, Jack Majket and Flo Girardi voted in favor of the resolution. James Marsh voted against the resolution. Motion carried.

Discussion and Consideration of RFQ for retention of Bond/Transaction Counsel- Flo Girardi made a motion to adopt the resolution for retention of Bond/Transaction Counsel and the Appointment of the law firms of Nixon Peabody and Phillips Lytle. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Discussion and Consideration of RFQ for retention of Agency Counsel- Jim Marsh made a motion to adopt the resolution appointing John Ryan for retention of Agency Counsel. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Committee Updates: There were no Committee Updates.

Flo Girardi made a motion to adjourn the meeting at 10:15 a.m. This motion was seconded by James Marsh. All were in favor. Motion carried.

  
Eric Mallette, Secretary  
June 27, 2019