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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

July 25, 2019, 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: Consideration of a tenant Consent for Alphamore LLC – Anil Patel MD, Consideration of a tenant Consent for Alphamore LLC- NY Civil Liberties Union Foundation, New Business: Consideration of an Authorizing Resolution for Beechwood Portofino, Consideration of a Tenant Consent for Valley Stream Green Acres – Charlotte Russe, Consideration of a Tenant Consent for Valley Stream Green Acres Adjacent - Aldi, Consideration of a Tenant Consent for Valley Stream Green Acres – Potato Corner, Consideration of a Tenant Consent for Valley Stream Green Acres – Genesco/Journey, Consideration of a Tenant Consent for Valley Stream Green Acres – Elevation Burger, Consideration of a Tenant Consent for Valley Stream Green Acres – ShirtiCap, Consideration of a Tenant Consent for 900 Stewart – Teleport Communications, Consideration of a Tenant Consent for Regency Centers – Lands End, Consideration of a Resolution approving the granting of an easement for HSRE-EB to the DOT, CEO Report, Consideration and Adoption of the Minutes of May 22, 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
Gerilyn Smith, Treasurer
John A. Ardito, Esq., Member
Lamont Johnson, Village of Hempstead Member
Stacey Hargraves, Village of Hempstead Member

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: Jack Majkut, Member
Dan Oppenheimer, Village of Hempstead Member

The meeting was called to order at 9:03 a.m. The Chairman declared a quorum was present.

New Business:

Consideration of a Resolution to assign an existing loan for Beechwood Portofino: Flo Girardi made a motion to adopt a resolution to assign an existing loan for Beechwood Portofino. This motion was seconded by Eric Mallette. John Ardito and Gerilyn Smith voted in favor of the resolution. James Marsh voted against the resolution. Motion carried.

Valley Stream Green Acres – Tenant Consent for Charlotte Russe: Gerilyn Smith made a motion to adopt a Tenant Consent for Charlotte Russe, 1004 Green Acres Mall, Valley Stream. Charlotte Russe, will occupy 6,812 square feet of space and will create an estimated 5 full time and 12 part time employees. This motion was seconded by Flo Girardi. All were in favor. Motion carried

Valley Stream Green Acres Adjacent – Tenant Consent for Aldi, Inc.: Flo Girardi made a motion to adopt a Tenant Consent for Aldi, Inc., 750 West Sunrise Highway, Valley Stream. Aldi, Inc., will occupy 22,033 square feet of space and will create an estimated 18 employees. This motion was seconded by John Ardito. All were in favor. Motion carried

Valley Stream Green Acres – Tenant Consent for Potato Corner: Flo Girardi made a motion to adopt a Tenant Consent for Talico Contracting Inc., d/b/a Potato Corner, 2034 Green Acres Road South, Valley Stream. Potato Corner will occupy 253 square feet of space and will create an estimated 2 full time and 6 part time employees. This motion was seconded by Jim Marsh. All were in favor. Motion carried

Valley Stream Green Acres – Tenant Consent for Genesco/Journey: Flo Girardi made a motion to adopt a Tenant Consent for Genesco/Journey, 1057-18 Green Acres Mall, Valley Stream. Genesco/Journey will occupy 1,672 square feet of space and will create an estimated 11 full time. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for Elevation Burger: Jim Marsh made a motion to adopt a Tenant Consent for Elevation Burger, 1025A Green Acres Mall, Valley Stream. Elevation Burger will occupy 1,722 square feet of space and will create an estimated 16 full time. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for ShirtiCap: Eric Mallette made a motion to adopt a Tenant Consent for ShirtiCap, #0K07B Green Acres Mall, Valley Stream. ShirtiCap will occupy 120 square feet of space and will create an estimated 2-4 employees. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

900 Stewart – Tenant Consent for Teleport Communications: Flo Girardi made a motion to adopt a Tenant Consent for Teleport Communications, 900 Stewart Ave, Garden City. Teleport Communications will occupy 4,368 square feet of space. This motion was seconded by John Ardito. Eric Mallette and Gerilyn Smith voted in favor of the resolution. James Marsh voted against the resolution. Motion carried.

Regency Center – Tenant Consent for Land End: Gerilyn Smith made a motion to adopt tenant consent for Lands End for Regency Centers, the Gallery at Westbury Plaza, Old Country Road, Garden City. Lands End will occupy square feet of space and will create an estimated 12-15 employee jobs. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Easement for HSRE-EB to the NYS DOT: John Ardito made a motion to adopt an Easement for HSRE-EB to convey a portion of their property to the NYS DOT. This 3.11 acre parcel of land is located at 40 Merrick Avenue in East Meadow. This motion was second by Flo Girardi. All in favor. Motion carried.

New Business – Other:

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

Old Business:

Minutes: James Marsh made a motion to adopt the Minutes of the meeting of May 22, 2019. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: Gerilyn Smith explained the financial statements and expenditure list for May 16, 2019 – July 18, 2019.

Executive Session: There was no executive session.

Committee Updates: There were no Committee Updates.

James Marsh made a motion to adjourn the meeting at 9:24 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Eric C. Mallette, Secretary
August 22, 2019