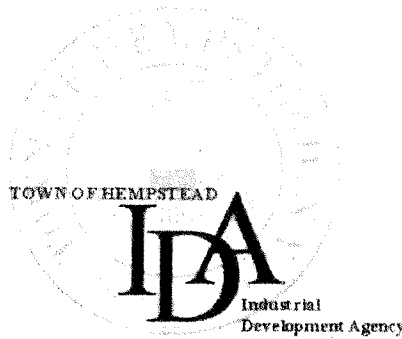


Frederick E. Parola
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037
(516) 489-5000 EXT. 4200 • (516) 489-3179

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

September 19, 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 Withdrawal of the Renaissance Resolution, New Business: Consideration of a Tenant Consent for Valley Stream Green Acres LLC – Sock Drawer Too Inc., Consideration of a Tenant Consent for Valley Stream Green Acres LLC– Gem Vape Shop, Consideration of a Tenant Consent for Valley Stream Green Acres LLC– Fabco Shoes, Consideration of a Resolution to hire Todd Shapiro & Associates, Consideration of a Resolution to authorize payment to John E. Ryan for Maragos v. Town of Hempstead IDA, Consideration and Adoption of the Minutes of August 22, 2019, Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman
Eric C. Mallette, Secretary
James G. Marsh, Esq., Vice Chairman
John A. Ardito, Esq., Member
Stacy Hargraves, Village of Hempstead Member
LaMont Johnson, Village of Hempstead Member
Dan Oppenheimer, Village of Hempstead Member
Karla Guerra, Village of Hempstead Member

Also in attendance: 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: Gerilyn Smith, Treasurer
Jack Majkut, Member
John Ryan, Esq., Counsel to IDA

The meeting was called to order at 8:56 a.m. The Chairman declared a quorum was present.

(The Agenda was taken out of order.)

Public Comment:

The Chairman opened the floor to any comments by the public. Dan Deegan spoke about the Renaissance Resolution and requested the Board not withdraw the Authorizing Resolution for Renaissance Downtown. Kathrine Gary spoke as did Terry Winston who was not in favor of the Renaissance PILOT. Fred Parola also explained to the Board that the Hempstead Mayor Don Ryan and Councilwoman Dorothy L. Goosby were in favor of rescinding the Renaissance PILOT.

Executive Session: Flo Girardi made a motion to go into Executive Session at 9:16 a.m. to discuss matters of litigation. This motion was seconded by Jim Marsh. All were in favor. Motion carried. Flo Girardi made a motion to come out of executive session at 9:46 a.m. This motion was seconded by John Ardito. All were in favor. Motion carried.

Village of Hempstead:

Consideration of Withdrawal of the Renaissance Resolution: Flo Girardi made a motion to withdraw the Authorizing Resolution for Renaissance Downtown located in the Village of Hempstead. This motion was seconded by LaMont Johnson. All were in favor. Motion carried.

New Business:

Valley Stream Green Acres LLC– Tenant Consent for Sock Drawer Too Inc.: Flo Girardi made a motion to adopt a Tenant Consent for Sock Drawer Too Inc., 2034 Green Acres Mall, Valley Stream. Sock Drawer Too Inc. will occupy 3,208 square feet of space and will create an estimated 3.5 full time employment positions. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Gem Vape Shop: Flo Girardi made a motion to adopt a Tenant Consent for BHAKTI 2034 INC d/b/a Gem Vape Shop, 1021 Green Acres Mall, Valley Stream. Gem Vape Shop will occupy 1,073 square feet of space and will create an estimated (2) full time employment positions. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Fabco Shoes: Jim Marsh made a motion to adopt a Tenant Consent for Fabco Shoes, 1142 Green Acres Mall, Valley Stream. Fabco Shoes will occupy 4,111 square feet of space and will create an estimated (5) full time positions. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Resolution to hire Todd Shapiro & Associates: Jim Marsh made a motion to adopt a Resolution to retain the services of Todd Shapiro & Associates, effective June 1, 2019 for a period of 12 months. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Resolution to authorize payment to John E. Ryan: Jim Marsh made a motion to adopt a Resolution to authorize payment to John E. Ryan, Esq., Ryan Brennan Donnelly LLP, as Agency Counsel, in the amount of \$2,933.48 for the filing of a motion in the case of Maragos vs. Town of Hempstead IDA. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

New Business – Other:

CEO Report: Fred Parola provided the Board with a copy the CEO Report and briefed the board on upcoming projects.

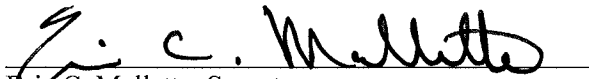
Minutes: Flo Girardi made a motion to adopt the Minutes of the meeting of August 22, 2019. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Report of the Treasurer: Gerilyn Smith explained the financial statements and expenditure list for August 16, 2019 –September 12, 2019.

Draft Budget: Edie Longo discussed the proposed Draft budget for 2020 as adopted by the Audit Committee. Flo Girardi made a motion to adopt the Draft Budget for 2020. This motion was seconded by Eric Mallette. All were in favor. The final budget will go to the committee and appear on the October agenda for final Board approval.

Committee Updates: There were no Committee Updates.

Flo Girardi made a motion to adjourn the meeting at 9:47 a.m. This motion was seconded by John Ardito. All were in favor. Motion carried. No action was taken.



Eric C. Mallette, Secretary
October 23, 2019