



BOARD MEMBERS
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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

December 20, 2018, 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 Sales Tax Exemption Extension of time for Alphamore – 50 Clinton Street, Hempstead, Discussion BRP PILOT and consideration of two additional years, Consideration of a Tenant Consent for Valley Stream Green Acres – Watch Stop, Consideration of a Tenant Consent for Valley Stream Green Acres – Portabella, Consideration of a Tenant Consent for Regency Center - Chopt, Consideration of a Sales Tax Exemption for 2 Endo/Richner Communications for completion of a roof project, CEO Report, Consideration and Adoption of the Agency's Sexual Harassment Policy, Consideration of a Resolution to hire Lorraine Rhoads as a Part Time Agency Administrator, Consideration and Adoption of 2019 IDA Meeting Schedule, Consideration of a contract for Sheehan and Company as auditors for the IDA for 2018 audit and state reporting, Consideration of a contract for Bluetooth Contract for web support for 2019, Circulation and Completion of Confidential Self Evaluations by the Board, Consideration and Adoption of the Minutes of November 15, 2018, 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
John A. Ardito, Esq., Member
Stacy Hargraves, Village of Hempstead Member
LaMont Johnson, Village of Hempstead Member
Dan Oppenheimer, 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
Alan Wax, Public Relations
Charles Renfro, Dep. Mayor, Hempstead

Excused: Gerilyn Smith, Treasurer

The meeting was called to order at 9:00 a.m. The Chairman declared a quorum was present.

Village of Hempstead Business:

BRP Hempstead LLC – Presentation and Discussion: David Leno, Rivkin Radler, made a presentation on behalf of his client BRP Companies regarding the proposed project BRP Hempstead LLC, a market-rate apartment community to be developed at 257 Main Street, Hempstead, NY. Mr. Leno and Rashid Walker, representing the company were looking to add on two additional years to the PILOT presented to the board. The board denied the additional two years.

With all of the Hempstead Village business concluded, the Hempstead Village Members left the meeting.

New Business:

Valley Stream Green Acres – Tenant Consent for Watch Stop II, Inc. DBA Watch Stop: Flo Girardi made a motion to adopt a Tenant Consent for Watch Stop II, Inc. DBA Watch Stop for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream. Watch Stop II will occupy 160 square foot (kiosk) of space and will create an estimated 1 full-time job. This motion was seconded by James Marsh. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for Porta Bella 259 Fordham LLC: Flo Girardi made a motion to adopt a tenant consent for Porta Bella, 259 Fordham LLC for Valley Stream Green Acres LLC, 1110 Green Acres Mall, Suite 65B, Valley Stream. Porta Bella will occupy 2, 726 square feet of space and will create an estimated 2 part time and 3/4 full time Jobs. This motion was seconded by James Marsh. All were in favor. Motion carried.

Equity One/Regency Centers – Tenant Consent for Chopt Westbury, LLC D/B/A Chopt: Flo Girardi made a motion to adopt tenant consent for Chopt Westbury, LLC D/B/A Chopt, for Equity One/Regency Centers, 900 Old Country Road, and Garden City. Chopt will occupy 2,933 square feet of space and will create an estimated 25 employee jobs. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Richner Communication, Inc.: Sales Tax Exemption Extension of time for Richner Communications, Inc., a Sales Tax Exemption Extension of time only for 2 Endo Boulevard LLC, for the completion of a roof project. Jack A. Ardito made a motion to approve this motion was seconded by Flo Girardi. James Marsh abstained.

New Business – Other:

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

Consideration and Adoption of the Agency Sexual Harassment Policy: John Ardito made a motion to Adopt the Agency Sexual Harassment Policy. This motion was second by James Marsh. All were in favor. Motion carried.

Consideration of a resolution to hire Lorraine Rhoades as a Part Time Agency Administrator: Flo Girardi made a motion to approve Lorraine Rhodes as a Part Time Agency Administrator. This motion was second by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of 2019 IDA Meeting Schedule: Flo Girardi made a motion to adopt the 2019 IDA Meeting Schedule as presented. This motion was second by James Marsh. All were in favor. Motion carried.

Consideration of a contract for Sheehan and Company as auditors for the IDA for 2018 audit and state reporting: The Board would like the IDA to receive some estimates from a new accounting firm for the 2019 audit. Flo Girardi made a motion to adopt the contract for Sheehan and Company as auditors for the IDA for 2018 audit and state reporting. This motion was second by James Marsh. All were in favor. Motion carried.

Consideration of a contract for Bluetooth Contract for web support for 2019: Michael Lodato explained the necessity of the web support we receive from Bluetooth. Flo Girardi made a motion to adopt the 2019 Bluetooth Contract. This motion was second by James Marsh. All were in favor. Motion carried.

Circulation and Completion of a Confidential Self Evaluation by the Board: Edie longo explained the circulated confidential self-Evaluation Forms for the board to complete

Old Business:

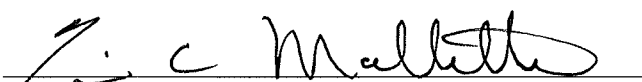
Minutes: James Marsh made a motion to adopt the Minutes of the meeting of November 15, 2018. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure List for November 9 – December 13, 2018. Edie Longo explained to the Board that we will have a budget deficit due to Health Insurance, Rent, Severance pay and professional fees for 2018 and this will all be explained at the next meeting.

Executive Session: Flo Girardi made a motion to go into Executive Session at 10:17 a.m. This motion was second by Eric Mallette. All were in favor. Motion carries. Flo Girardi made a motion to come out of executive session at 10:36 a.m. This motioned was seconded by James Marsh. All were in favor. Motion carried.

Committee Updates: There were no Committee Updates.

Jim Marsh made a motion to adjourn the meeting at 10:37 a.m. This motion was seconded by Flo Girardi. All were in favor. Motion carried.


Eric Mallette, Secretary
January 24, 2019