



BOARD MEMBERS  
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JACK MAJKUT

FREDERICK E. PAROLA  
CHIEF EXECUTIVE OFFICER

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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

January 24, 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 an Inducement Resolution for BRP, Consideration of a Tenant Consent for Valley Stream Green Acres – Sunrise Jewelry, Consideration of a Tenant Consent for Valley Stream Green Acres T-Mobile, Consideration of a Tenant Consent for Regency Center – Doherty Pasta/Noodles and Things, Consideration of an Authorizing Resolution for Avalon Bay, Island Park, CEO Report, Consideration of a Resolution to Re-adopt the IDA Prevailing Wage Policy, Consideration of a Resolution appoint IDA Officers for 2019, Consideration of a Resolution appointing Nixon Peabody Bond/ Transaction Counsel for the IDA, Consideration of a Resolution appointment John E. Ryan, Esq., Agency Counsel, Consideration of a Resolution to hire Zerorez Carpet Cleaning for the IDA Offices , Consideration of a Resolution to renew the Agency’s Membership with the New York State Economic Development Counsel for 2019, Consideration and Adoption of the Minutes of December 20, 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  
Dan Oppenheimer, Village of Hempstead Member  
Karla Guerra, 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:

Gerilyn Smith, Treasurer  
LaMont Johnson, Village of Hempstead Member

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

New Business:

Valley Stream Green Acres – Tenant Consent for Sunrise Jewelry: Flo Girardi made a motion to adopt a Tenant Consent for, a New York corporation, d/b/a Sunrise Jewelry for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream. Sunrise Jewelry for Valley Stream Green Acres LLC., will occupy 100 square foot (kiosk) of space and will create an estimated 2 employees. This motion was seconded by James Marsh. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent T-Mobile: James Marsh made a motion to adopt a tenant consent for T-Mobile Northeast LLC, a Delaware limited liability company, for Valley Stream Green Acres LLC, 1068 Green Acres Mall, Valley Stream. T-Mobile will occupy 2,871 square feet of space and will create an estimated 30 full time employees. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Regency Center – Tenant Consent for Doherty Pasta, LLC and Noodles & Company: James Marsh made a motion to adopt tenant consent for Doherty Pasta, LLC and Noodles & Company, for Regency Centers, The Gallery at Westbury Plaza, Old Country Road, Garden City. Doherty Pasta, LLC will occupy 3,042 square feet of space and will create an estimated 20 employee jobs. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of an Authorizing Resolution for Avalon Bay, Island Park: Daniel Deegan Esq., (Forchelli, Deegan) answered questions and made a presentation on the proposed project Avalon Bay, Island Park. Avalon Bay Communities is seeking to acquire and remedy a brownfield site located at Sheridan Place and Island Parkway South, Island Park. The company plans to construct a 172-unit market rate rental community comprised of 1, 2 and 3-bedroom units, parking spaces, a main resident center, waterside pool and a preserved wetland area. Avalon Bay anticipates remediation of the site would take approximately 6-9 months and the complex would be ready in approximately 3 years. The project has received Town Board and Zoning Board approval. Jack Majkut made a motion to adopt the authorizing resolution for Avalon Bay, Island Park. This motion was seconded by Flo Girardi. Jack Majkut and Flo Girardi voted in favor of the resolution. James Marsh, Eric Mallette and John Ardito voted against the resolution. Motion did not carry. Mr. Deegan then requested that the Board reconsider the matter at its next meeting.

Village of Hempstead Business:

BRP Hempstead LLC - Consideration of a Preliminary Inducement Resolution for BRP: David Leno, Esq. (Rivkin Radler) made a presentation to the Board on behalf of BRP Hempstead LLC, a proposed market-rate apartment community to be developed at 257 Main Street, Hempstead, NY. Rashid Walker, representing the company spoke on its behalf. Hon. Don Ryan, Mayor of Hempstead communicated to the board that he was not in favor of the proposed project. Flo Girardi made a motion to adopt a Preliminary Inducement Resolution for this project along with a 15 year Pilot. This motion was seconded by John Ardito. Flo Girardi, Jack Majket, Dan Oppenheimer and Stacy Hargraves voted in favor of the resolution and Karla Guerra, Eric Mallette and Jim Marsh voted against the resolution. Motion carried.

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

New Business – Other:

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

Consideration to Re-adopt the IDA Prevailing Wage Policy: Flo Girardi made a motion to Re-adopt the IDA Prevailing Wage Policy. This motion was second by James Marsh. All were in favor. Motion carried.

Consideration of a resolution to appoint IDA Officers for 2019: Flo Girardi made a motion to approve the resolution to appoint IDA Officers for 2019 Chairman, Florestano Girardi, Vice Chairman, James G. Marsh, Esq., Treasurer, Gerilyn Smith, and Secretary, Eric C. Mallette. This motion was second by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution appointing Nixon Peabody/Transaction Counsel for the IDA: This item was tabled.

Consideration of a Resolution appointing John E. Ryan, Esq., Agency Counsel: This item was tabled.

Consideration of a Resolution to hire Zerorez Carpet Cleaning for the IDA Offices: James Marsh made a motion to adopt a resolution authorizing the IDA to enter into an agreement with Zerorez Carpet Cleaning for the cleaning of the IDA office. This motion was second by Flo Girardi. All were in favor. Motion carried.

Consideration of a Resolution to renew the Agency's Membership with the New York State Economic Development Counsel for 2019: John Ardito made a motion to adopt a Resolution to renew the Agency's Membership with the New York State Economic Development Counsel for 2019. This motion was second by Flo Girardi. All were in favor. Motion carried.

Old Business:

Minutes: Flo Girardi made a motion to adopt the Minutes of the meeting of December 20, 2018. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: Edie Longo explained the financial statements and expenditure list for December 14, 2018 – January 17, 2019.


Flo Girardi made a motion to adopt the Resolution for Budget Line transfers for 2018. This motion was second by John Ardito. All were in favor. Motion carried.

Flo Girardi made a motion to adopt an Amended 2019 Budget. This motion was second by Eric Mallette. All were in favor. Motion carried.

Executive Session: There was no executive session

Committee Updates: There were no Committee Updates.

Flo Girardi made a motion to adjourn the meeting at 10:13 a.m. This motion was seconded by James Marsh. All were in favor. Motion carried.

  
Eric Mallette, Secretary

March  
February 28, 2019  
Sam