TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

SPECIAL BOARD MEETING

January 10, 2017, 9:00 a.m.

IDA Office, 350 Front St., Suite 234-A, Hempstead

Agenda: Consideration of additional Equity Members for Engel Burman at Garden City LLC, Discussion with regard to Public Hearing Notices and PILOT Development

Those in attendance: Arthur J. Nastre, Chairman

 Florestano Girardi, Member

 Steven M. Raiser, Member

 John R. Ferretti, Member

 William Hendrick, Member

 Eric C. Mallette, Member

Also in attendance: John E. Ryan, Agency Counsel

William F. Weir, Nixon Peabody

Frederick E. Parola, Executive Director/CEO

Edie M. Longo, Deputy Executive Director/CFO

Lorraine Rhoads, Agency Administrator

 Arlyn Eames, Deputy Financial Officer

 Michael Lodato, Deputy Agency Administrator

 Cheryl Petri, Office of the Supervisor

The meeting was called to order at 9:04 a.m. The Chairman declared a quorum was present.

William Hendrick arrived at the meeting at 9:07 a.m.

Engel Burman at Garden City: Peter Curry, Farrell Fritz P.C., and Steven Krieger of Engel Burman spoke to the Board regarding the amendments to the application for their project to be located at 1001 Axinn Avenue, Garden City. The project involves the demolition of a vacant, dilapidated building and construction of an approximately 130,000 square foot 150-unit assisted living facility. 40 of the units will be designated for occupants with dementia or Alzheimer’s or related conditions. Engel Burman was approved for a 10 year PILOT Agreement with a 5 year option, Sales Tax Exemption, Mortgage Recording Tax Exemption. A letter from Peter Curry was sent to the Agency along with an amended application to include the addition of a new equity partner, Harrison Street Real State Capital. This letter was provided to the Board. Peter Curry told members that his client Engel Burman intends fully to comply with the requirement to utilize 90 per cent local labor and materials, however they asked the Board to amend the Resolution to exempt them from this provision for a few specific building materials that are not manufactured on Long Island. Florestano Girardi made a motion to accept the amended application and adopt an Amended Authorizing Resolution to include the new equity partners and the additional language regarding the use of local labor and materials. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Cheryl Petri arrived at the meeting at 9:50 a.m.

Public Hearing Notices and PILOT Development: Chairman Nastre opened up a discussion regarding current Public Hearing procedures and PILOT Agreement development. Bill Weir explained what the statutory requirements were. The Agency is in compliance with meeting these requirements. Recommendations were made my several Board members to expand on the basic Public Hearing requirements in order to improve communication with those in those jurisdictions affected by the PILOT Agreement. Staff members also explained the current procedure for PILOT development and several Board members offered innovative ideas for consideration. This item was for discussion purposes only and no action was taken. Formal recommendations for any procedural changes for either Public Hearings or PILOT development will be addressed at the Governance Committee meeting in February, once members memorialize their suggestions with the staff for the committee agenda.

With all business concluded, William Hendrick made a motion to adjourn the meeting at 10:15 a.m. This motion was seconded by Steven Raiser. All were in favor. Motion carried.

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Arthur J. Nastre, Chairman

January 26, 2017