TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

June 22, 2017, 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead, New York

Agenda: Consideration of Consent for the Change of Ownership and Name from Equity One to Regency Centers, 900 Old Country Road, Westbury, 9:00 a.m. presentation, Consideration of a Tenant Consent for 711 Stewart Avenue, Unit 2 (BRG Management) for New York Medical Career Training Center, Consideration of a Tenant Consent for Valley Stream Green Acres for The Fix, Consideration of a Tenant Consent for Green Acres Adjacent for New Cingular Wireless PCS, Consideration of an Authorizing Resolution for Waterview Land Development,

Consideration of a Tenant Consent for 900 Stewart Owner for RSC Insurance Brokerage, Consideration of a Resolution to retain Jaspan Schlesinger LLP to represent the IDA Board on pending legal matters effective June 2, 2017, Executive Directors Report, 2016 Compliance Review – Update Employment Shortfall International Shoppes, Presentation Employment Shortfall: Millennium Realty, Update on Shor Yoshuv, Update on Circulo de la Hispanidad, Consideration and Adoption of the Minutes of May 18, 2017, Financial Statements and Expenditure List – May 12, 2017 – June 15, 2017, Executive Session, Adjournment

Those in attendance: Arthur J. Nastre, Chairman

William Hendrick, Vice Chairman

Florestano Girardi, Treasurer

Eric C. Mallette, Secretary

John R. Ferretti, 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

Excused: Gerilyn Smith, Member

Cheryl Petri, Office of the Supervisor

The meeting was called to order at 9:00 a.m.

The Chairman declared a quorum was present.

Executive Session: Arthur Nastre made a motion to go into Executive Session to discuss matters of potential litigation. This motion was seconded by William Hendrick. All were in favor. Motion carried. William Hendrick made a motion to come out of Executive Session. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Bill Weir left the meeting at 9:17 a.m.

Equity One / Regency Centers: The Agency received a letter from Daniel J. Baker (Certilman Balin) on behalf of Equity One Northeast requesting authorization to change the name of the Equity One Northeast project located at 900 Old Country Road, Westbury, to Regency Centers. William Hendrick made a motion to amend the Lease Agreement and other agreements to allow for the name change. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

711 Stewart Avenue, Unit 2 (BRG Management) – Tenant Consent for New York Medical Career Training Center: Flo Girardi made a motion to adopt a tenant consent for New York Medical Career Training Center for BRG Management located at 711 Stewart Avenue, Unit 2, Garden City. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for The Fix: Flo Girardi made a motion to adopt a tenant consent for The Fix, an electronic repair business, for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Green Acres Adjacent – Tenant Consent for New Cingular Wireless PCS: Flo Girardi made a motion to adopt a tenant consent for New Cingular Wireless PCS for Green Acres Adjacent LLC, 750 W. Sunrise Highway, Valley Stream . This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Chairman Arthur Nastre recused himself from the following matter:

Waterview Land Development: Peter Curry (Farrell Fritz, PC) read a letter of support from an Island Park resident for the Waterview Land Development project, an approximately 100,000 square foot residential rental complex to be constructed 80 Waterfront Boulevard in Island Park. The project consist of 26 one-bedroom and 60 two-bedroom apartments, with 10% set aside as “affordable workforce housing”. The company is seeking a 10 year PILOT Agreement, Sales Tax Exemption and Mortgage Recording Tax Exemption. Property owner John Vitale stated to the Board that his company would adhere to all Agency policies regarding local labor. Barbara Perry, Island Park Chamber of Commerce, made a statement in favor of the project. William Hendrick stated that all letters to the Agency, either of support or against would be taken into consideration by the Board. Flo Girardi made a motion to adopt an Authorizing Resolution for this project. William Hendrick, Flo Girardi and Eric Mallette voted in favor of the motion and John Ferretti voted against the motion. Arthur Nastre was recused from this vote. Due to a potential question regarding the presence of a quorum for this vote, the motion did not carry and this item will appear on a future agenda.

900 Stewart Owner – Tenant Consent for RSC Insurance Brokerage: Flo Girardi made a motion to adopt a tenant consent for RSC Insurance Brokerage for 900 Stewart Owner LLC, 900 Stewart Avenue, Garden City. This motion was seconded by John Ferretti. All were in favor. Motion carried.

Jaspan Schlesinger LLP: Flo Gerardi made a motion to retain the law firm Jaspan Schlesinger LLP, 300 Garden City Plaza, Garden City, to represent Board members, for an amount not to exceed $225.00 per hour plus reimbursable expenses, pertaining to the Green Acres Adjacent LLC and Valley Stream Green Acres LLC litigation. This motion was seconded by William Hendrick.

Executive Directors Report: Fred Parola provided the Board with the Executive Directors Report.

2016 Compliance Review – Employment Shortfalls:

International Shoppes: This item was tabled

Millennium Realty: David Leno (Rivkin Radler LP), explained to the Board on behalf of his client Millennium Realty that the company had incorrectly reported the number of employees at the end of 2016 and they would be sending the Agency a letter requesting to change the employment number on both the IDA Annual Financial Report and the PARIS 2016 report. Edie Longo advised Mr. Leno that Millennium Realty will have to submit a new affidavit to the Agency along with the request to change the number on the reports.

Update Sh’orYoshuv: There was no update. This item was tabled.

Update Circulo de la Hispanidad: There was no update. This item was tabled.

Minutes: William Hendrick made a motion to adopt the Minutes of May 18, 2017. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: The Board was provided with the Financial Statements and Expenditure List for May 12, 2017 – June 15, 2017.

With all business concluded, William Hendrick made a motion to adjourn the meeting at 9:51 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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Eric C. Mallette, Secretary

July 27, 2017