TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

July 27, 2017, 9:00 a.m.

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

Agenda: Consideration of a new Inducement for Gabrielli Inwood LLC, Consideration of a Tenant Consent for 2701 Associates for Richard Erinne/Avanguard Solutions, Consideration of a Tenant Consent for Valley Stream Green Acres for Verizon Wireless, Consideration of a Tenant Consent for Gallery at Westbury/Regency Centers for Eye Sports, Consideration of a Tenant Consent for Green Acres Adjacent for Sally Beauty Supply Inc., Consideration of a Tenant Consent for Columbia Equipment for Rose Fence, Executive Directors Report, 2016 Compliance Review – Employment Shortfalls, International Shoppes, Correction Action Plan for New York State Comptroller’s Audit rom the IDA Board dated April 2017, Adoption of new Agency Committees, Consideration of Termination of 590-600 Realty for non-payment of PILOT, Update on Shor Yoshuv, Update on Circulo de la Hispanidad, Consideration and Adoption of the Minutes of June 22, 2017, Consideration and Adoption of the Minutes of June 30, 2017, Financial Statements and Expenditure List – June 16, 2017 – July 19, 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

Gerilyn Smith, Member

Stacey Hargraves, Village of Hempstead Member

Franz Nicolas, Village of Hempstead Member

Karla A. Guerra, Village of Hempstead Member

Reginald Lucas, Village of Hempstead 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

Excused: Stacey Hargraves, Village of Hempstead Member

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

2701 Associates – Tenant Consent for Richard Erinne/Avanguard Solutions: Reginald Lucas made a motion to adopt a tenant consent for Richard Erinne/Avanguard Solutions for 2701 Associates located at 50 Clinton Street in the Village of Hempstead. This motion was seconded by Franz Nicholas. All were in favor. Motion carried.

590-600 Realty - Consideration of Termination for non-payment of PILOT: Bill Weir explained to the Board that the agency was notified that there was a bank error that caused a delay in payment and that payment would be forthcoming including all applicable late penalties, therefore a decision to terminate was tabled.

Executive Session: Eric Mallette made a motion to go into Executive Session at 9:13 a.m. to discuss matters of potential litigation. This motion was seconded by Flo Girardi. All were in favor. Motion carried. Arthur Nastre made a motion to come out of Executive Session at 9:40 a.m. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Gabrielli Inwood LLC – New Inducement: This item was tabled.

Valley Stream Green Acres – Tenant Consent for Verizon Wireless: Flo Girardi made a motion to adopt a tenant consent for Verizon Wireless for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream. This motion was seconded by William Hendrick. Arthur Nastre, William Hendrick, Flo Girardi and Eric Mallette voted in favor of the tenant consent. Gerilyn Smith and John Ferretti abstained. Motion carried.

Gallery at Westbury/ Equity One / Regency Centers – Tenant Consent for Eye Sports: John Ferretti made a motion to adopt a tenant consent for Eye Sports for Regency Centers, 900 Old Country Road, Westbury. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Green Acres Adjacent – Tenant Consent for Sally Beauty Supply: Flo Girardi made a motion to adopt a tenant consent for Sally Beauty Supply for Green Acres Adjacent LLC, 750 W. Sunrise Highway, Valley Stream. This motion was seconded by Eric Mallette. Arthur Nastre, William Hendrick, Flo Girardi and Eric Mallette voted in favor of the tenant consent. Gerilyn Smith and John Ferretti abstained. Motion carried.

Columbia Equipment – Tenant Consent for Rose Fence: This item was tabled because Rose Fence will not be a tenant at the Columbia Equipment property located at 72 Albany Avenue, Freeport. Columbia Equipment will seek approval for a new tenant, Lainez Home Improvement, at the August meeting.

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

2016 Compliance Review – Employment Shortfalls:

International Shoppes: This item was tabled

Correction Action Plan: This item was tabled

Agency Committees:: Flo Girardi made a motion to adopt the Agency Committees. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Update Sh’orYoshuv: There was no update.

Update Circulo de la Hispanidad: There was no update.

Minutes: Flo Girardi made a motion to adopt the Minutes of June 22, 2017. This motion was seconded by William Hendrick. All were in favor. Motion carried. Flo Girardi made a motion to adopt the Minutes of June 30, 2017. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Report of the Treasurer: The Board was provided with the Financial Statements and Expenditure List for June 16, 2017 – July 19, 2017. Flo Girardi stated that the documents were all in order.

With all business concluded, Eric Mallette made a motion to adjourn the meeting at 9:59 a.m. This motion was seconded by William Hendrick. All were in favor. Motion carried.

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Eric C. Mallette, Secretary

August 24, 2017