TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

August 24, 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 an Inducement Resolution for CPK, Consideration of a Tenant Consent for Valley Stream Green Acres for Lids – Hat World, Consideration of a Tenant Consent for Valley Stream Green Acres for Jazz at Green Acres, Consideration of a Tenant Consent for Green Acres Adjacent for Kirkland’s, Consideration of a Tenant Consent for Columbia Equipment for Francisco Lainez, Consideration of a Tenant Consent for 990 Stewart for Nationwide Insurance, Consideration of a Tenant Consent for 990 Stewart for Centers Plan for Healthy Living, Approval of the Stipulation of Settlement and the re4vised PILOT for Richner Communications, Correspondence from Open Link, Presentation by Mr. Curry, Consideration of a Tenant Consent for 590-600 Realty for Verizon Cell Site, Executive Directors Report, 2016 Compliance Review – Employment Shortfalls - International Shoppes (Tabled from June and July), Correction Action Plan for New York State Comptroller’s Audit from the IDA Board dated April 2017 (Tabled from July), 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 July 27, 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

 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

 Robert T. Kennedy, Village of Freeport Member

 Vilma Lancaster, Village of Freeport Member

 Anthony J. Miller, Village of Freeport Member

 Dr. Peter Chambers, Village of Freeport Member

Also in attendance: John E. Ryan, Agency Counsel

Barry Carrigan, Nixon Peabody

 Frederick E. Parola, Executive Director/CEO

Edie M. Longo, Deputy Executive Director/CFO

Lorraine Rhoads, Agency Administrator

 Michael Lodato, Deputy Agency Administrator

Excused: William F. Weir, Nixon Peabody

 Arlyn Eames, Deputy Financial Officer

Cheryl Petri, Office of the Supervisor

 Gerilyn Smith, Member

 Anthony J. Miller, Village of Freeport Member

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

Gabrielli Inwood LLC – New Inducement: Gabrielli Inwood LLC had been terminated by the Board at the March 30, 2017 meeting for failure to comply with reporting project information as requested by the Agency, as required by New York State, and as per their Lease Agreement. At that meeting, the company explained that the oversight was caused by an administrative error and they represented employment information on compliance would be provided. The Board agreed to consider a new application from the company. The new application was received by the Agency and provided to the Board prior to the meeting. Al D’Agostino (Minerva & D’Agostino PC), voiced opposition to a new inducement for Gabrielli on behalf of the Lawrence School District. Roy Mezzarole, of the Inwood Civic Association also spoke about his opposition. Flo Girardi made a motion to adopt a new Inducement Resolution for Gabrielli Inwood LLC. This motion was seconded by William Hendrick. Arthur Nastre, William Hendrick, Flo Girardi and Eric Mallette voted in favor of the inducement. John Ferretti abstained from the vote and requested a new appraisal of the property. Motion carried.

CPK Transportation/Dell Transportation: This proposed project involves the construction of a new 3 floor, 12,500 square foot building with a shop/garage on the first floor, to be located on Kellum Place/Union Place in the Village of Hempstead. The building will be used as a headquarters and training facility for the company which currently operates 125 buses and has 14 contracts with School Districts within Nassau County. The company is seeking a 10-year PILOT Agreement, Sales Tax Exemption and Mortgage Recording Tax Exemption. Arthur Nastre read a letter from the Village of Hempstead in favor of this project. A couple of Town of Hempstead residents spoke against this project. Several of the Village representatives on the IDA Board asked questions relative to the project. Franz Nicholas made a motion to induce this project. This motion was seconded by Reginald Lucas. All were in favor. Motion carried.

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

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

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

Columbia Equipment – Tenant Consent for Francisco Lainez: Robert Kennedy, Mayor of Freeport stated to the Board that the Village was in favor of the tenant consent. William Hendrick made a motion to adopt a tenant consent for Francisco Lainez to lease space from Columbia Equipment, 72 Albany Avenue, Freeport. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

990 Stewart Owner – Tenant Consent for Nationwide Insurance: Flo Girardi made a motion to adopt a tenant consent for Nationwide Insurance for 990 Stewart Owner LLC, 990 Stewart Avenue, Garden City. This motion was seconded by William Hendrick. All were in favor. Motion carried.

990 Stewart Owner – Tenant Consent for Centers Plan for Healthy Living: Flo Girardi made a motion to adopt a tenant consent for Centers Plan for Healthy Living for 990 Stewart Owner LLC, 990 Stewart Avenue, Garden City. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

2 Endo Boulevard LLC/Richner Communications – Approval of the Stipulation of Settlement and revised PILOT: Flo Girardi made a motion to accept the Stipulation of Settlement and the revised court ordered PILOT Agreement for 2 Endo Boulevard LLC/Richner Communications. This motion was seconded by William Hendrick. Motion carried.

Openlink Financial Inc.: Prior to the Board meeting, the Agency received a letter from Peter Curry (Farrell Fritz) requesting the reinstatement of benefits for Openlink Financial LLC. The letter was provided to the Board. The project had been terminated by the Board at the March 30, 2017 meeting for failure to comply with reporting project information as requested by the Agency, as required by New York State, and as per their Lease Agreement. The letter provided an explanation for lack of compliance. Peter Curry also appeared before the Board and made a presentation, representing that all missing compliance data relating to job creation will be submitted. The Board requested that Openlink submit all outstanding Compliance data and become up to date on PILOT payments within 14 days (September 7, 2017), after which the company would be placed on the September 28, 2017 agenda for reinstatement. John Ferretti requested that the company provide an appraisal of the property as well.

590-600 Realty - Tenant Consent for Verizon Cell Site: Karla Guerra made a motion to adopt a tenant consent for Verizon Cell Site for 590-600 Realty, 590-600 Fulton Avenue, Hempstead. This motion was seconded by Franz Nicholas. All were in favor. Motion carried.

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

2016 Compliance Review – Employment Shortfalls:

International Shoppes (Tabled from June and July): This item was tabled.

Correction Action Plan for New York State Comptroller’s Audit from the IDA Board dated April 2017: Flo Girardi made a motion to adopt the Correction Action Plan for New York State Comptroller’s Audit from the IDA Board dated April 2017 and submit the letter of response (tabled from July), subject to change. This motion was seconded by Eric Mallette. Motion carried.

Update Sh’orYoshuv: There was no update.

Update Circulo de la Hispanidad: There was no update.

Minutes: Eric Mallette made a motion to adopt the Minutes of July 27, 2017. This motion was seconded by John Ferretti. All were in favor. Motion carried.

Report of the Treasurer: The Board was provided with the Financial Statements and Expenditure List for July 19, 2017 – August 17, 2017. Flo Girardi stated that the documents were all in order. The Board reviewed the 2018 Preliminary Draft Budget. William Hendrick made a motion to accept the Preliminary Draft Budget. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Executive Session: Arthur Nastre made a motion to go into Executive Session to discuss a matter of personnel. This motion was seconded by William Hendrick. All were in favor. Motion carried. Arthur Nastre made a motion to come out of Executive Session. This motion was seconded by Eric Mallette. All were in favor. Motion carried. No action was taken by the Board.

With all business concluded, William Hendrick made a motion to adjourn the meeting at 11:45 a.m. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

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Eric C. Mallette, Secretary

September 28, 2017