TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

September 28, 2017, 9:00 a.m.

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

Agenda: Consideration of an Authorizing Resolution for CPK, Consideration of a Tenant Consent for Angion Biomedica Corp, 51 Charles Lindburgh Boulevard, Westbury - NEFCU, Consideration of Reinstatement of Openlink PILOT, Termination of JS 3660 Sunrise Realty LLC, Consideration of the Agency’s Retail Facility Policy as presented by the Governance Committee, Consideration of the Agency’s Conflict of Interest Policy as presented by the Governance Committee, Consideration of the Agency’s Governance and Uniform Policy and Guidelines Committee Charter as presented by the Governance Committee, Consideration of the Uniform Travel Policy of the IDA as presented by the Governance Committee, Consideration of the Agency By-Laws as presented by the Governance Committee, Consideration of a Tenant Consent for Garden City 505/Nassau Community College/Westbury School District, Executive Directors Report, 2016 Compliance Review – Employment Shortfalls - International Shoppes (Tabled from June, July and August), Update on Shor Yoshuv, Update on Circulo de la Hispanidad, Update on Gabrielli, Consideration and Adoption of the Minutes of August 24, 2017, Financial Statements and Expenditure List – August 18, 2017 – September 20, 2017, Executive Session, Adjournment

Those in attendance: Arthur J. Nastre, Chairman

William Hendrick, Vice Chairman

 Florestano Girardi, Treasurer

 Eric C. Mallette, Secretary

 Gerilyn Smith, 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: John R. Ferretti, Member

The meeting was called to order at 9:12 a.m. The Chairman declared a quorum was present.

CPK Transportation/Dell Transportation: This item was tabled.

Angion Biomedica – Tenant Consent for NEFCU: Flo Girardi made a motion to adopt a tenant consent for NEFCU (Nassau Educators Federal Credit Union) for Angion Biomedica located at 51 Charles Lindbergh Boulevard, Uniondale. NEFCU will occupy 15,900 Square feet of space This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Openlink PILOT Re-instatement: The PILOT Agreement for Openlink Financial had been terminated by the Board at the March 30, 2017 meeting for non-compliance. Peter Curry, Farrell Frits, provided a letter of clarification of employment and assured the Board that the new Comptroller at Openlink was now aware of the compliance requirements. The company has since submitted all compliance data requested. William Hendrick made a motion to re-instate the PILOT Agreement and bill the company with applicable late penalties. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

JS 3660 Sunrise: A notice of default was sent on August 29, 2017 to JS 3660 Sunrise, 3660 Sunrise Highway, Seaford, when it was discovered that the company had moved from that location. William Hendrick made a motion to terminate JS 3660 for defaulting on their Lease Agreement. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Retail Facility Policy: William Hendrick made a motion to adopt the Agency’s Retail Facility Policy, as presented by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Conflict of Interest Policy: William Hendrick made a motion to adopt the Agency’s Conflict of Interest Policy, as presented by the Governance Committee. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Governance and Uniform Policy and Guidelines Committee Charter: William Hendrick made a motion to adopt the Agency’s Governance and Uniform Policy and Guidelines Committee Charter, as presented by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Uniform Travel Policy: Flo Girardi made a motion to adopt the Agency’s Uniform Travel Policy, as presented by the Governance Committee. This motion was seconded by William Hendrick. All were in favor. Motion carried.

By-Laws: Eric Mallette made a motion to adopt the Agency’s By Laws, as presented by the Governance Committee. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Garden City 505 Amended - Tenant Consent for Nassau Community College/Westbury School District: Flo Girardi made a motion to adopt a tenant consent for Nassau Community College/Westbury School District for Garden City 505 Amended, 1000 Stewart Avenue, Garden City. This motion was seconded by Gerilyn Smith. 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, July and August): Flo Girardi stated that after a comprehensive review by himself and Eric Mallette that the company International Shoppes (500 Rock and International Valley Stream Holdings) had sufficiently explained that the employment shortfall was due to confusion as to the distribution of the numbers of employees at each location. Therefore Mr. Girardi and Mr. Mallette concluded that the company was in full compliance.

Update: Sh’orYoshuv: There was no update.

Update: Circulo de la Hispanidad: Bill Weir explained to the Board that Circulo de la Hispanidad was in negotiations to cure the default on their principal bond payments.

Update: Gabrielli Inwood – Consent for Addition and PILOT Re-instatement: The new application submitted for Gabrielli Inwood was retracted. The company complied with all project information requested, including the submission of New York State payroll information. Flo Girardi made a motion to re-instate the existing PILOT Agreement and consent to the construction of a new addition for the Gabrielli Inwood project, located at 31 Alameda Street, Inwood, subject to all other Town of Hempstead approvals and permits. The current PILOT Agreement will remain in effect until construction on the addition is completed, at which time a new PILOT Agreement will be proposed. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Minutes: William Hendrick made a motion to adopt the Minutes of August 24, 2017. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: The Board was provided with the Financial Statements and Expenditure List for August 18, 2017 – September 20, 2017. Flo Girardi stated that the documents were all in order. The Board reviewed the 2018 Draft Budget. Eric Mallette made a motion to accept the 2018 Draft Budget. This motion was seconded by Gerilyn Smith. All were in favor. Motion carried. The Draft Budget will go to a 20-day public comment period and appear on the October meeting agenda for consideration of approval.

With all business concluded, William Hendrick made a motion to adjourn the meeting at 9:46 a.m. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

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Eric C. Mallette, Secretary

October 26, 2017