TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

December 8, 2016, 9:30 a.m.

Nathan L.H. Bennett Pavilion, 1 Washington Street, Hempstead

Agenda: Presentation by Engel Burman at Garden City LLC, 9:30 a.m. Presentation by 2701 Associates change in employment, 9:45 a.m. Executive Directors Report,

Consideration and Adoption of the Agency’s Uniform Tax Exemption Guidelines, Consideration and Adoption of the Agency’s Committee List, Consideration of the Appointment of IDA Officers, Consideration and Adoption of the Minutes of October 26, 2016, Report of the Treasurer, Consideration of a Resolution to enter into a contract with Sheehan and Company for auditing services, Executive Session

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

Mayor Wayne J. Hall Sr., Village of Hempstead Member

Alan Heuson, Village of Hempstead Member

Luis Figueroa, Village of Hempstead Member

Stacey Hargraves, Village of Hempstead 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

Arlyn Eames, Deputy Financial Officer

Michael Lodato, Deputy Agency Administrator

Cheryl Petri, Office of the Supervisor

The meeting was called to order at 9:39 a.m. The Chairman declared a quorum was present.

The Chairman advised meeting attendees that although the Board Meeting was open to the public, it was not a public hearing, and no testimony would be taken. Mr. Nastre announced that on December 21, 2016, the Board would consider a Resolution to hold a Public Hearing to hear testimony regarding the Valley Stream Green Acres project. The date, time and location of the meeting to be held in Valley Stream have not yet been determined, but will be set forth in the resolution.

Engel Burman at Garden City: Peter Curry, Farrell Fritz P.C., and Steven Krieger of Engel Burman made a presentation to the Board regarding their project to be located at 1 MH Plaza and Axinn Avenue, Garden City. The applicant is seeking to purchase and demolish a vacant, dilapidated building and construct 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 is seeking a 10 year PILOT Agreement with a 5 year option, Sales Tax Exemption, Mortgage Recording Tax Exemption. William Hendrick made a motion to table a decision to adopt a Resolution and PILOT Agreement.. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

2701 Associates: Daniel Baker, Certilman Balin Adler Hyman, made a presentation to the Board on behalf of his client David Eckstein of 2701 Associates regarding the change in the number of employees as presented on their application for their proposed project to be located at 50 Clinton Street in the Village of Hempstead. Because of the change in employment, the Chairman asked the applicant to submit another PILOT for review. Florestano Girardi made a motion to table a decision on whether or not the Authorizing Resolution and PILOT Agreement will stand because of the reduction of employees. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Executive Director’s Report: Fred Parola provided the Board with the most recent copy of the Executive Director’s Report.

John Ryan left the meeting.

Uniform Tax Exemption Policy and Guidelines: William Hendrick made a motion adopt the Uniform Tax Exemption Policy and Guidelines. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Agency Committees: William Hendrick made a motion adopt the Agency’s Committee List as amended to add John Ferretti to the Governance Committee. This motion was seconded by John Ferretti. All were in favor. Motion carried.

Agency Officers: William Hendrick made a motion to appoint the following officers: Chairman Arthur Nastre, Vice Chairman William Hendrick, Treasurer Florestano Girardi, and Secretary Eric Mallette. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Minutes: Arthur Nastre made a motion to dispense with the reading of the Minutes of October 26, 2016. This motion was seconded by Florestano Girardi. All were in favor. Motion carried. John Ferretti made a motion to approve the Minutes of October 26, 2016 as written. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure List for October 20, 2016 – November 30, 2016. John Ferretti made a motion to adopt a Resolution to enter into a contract with Sheehan & Company for auditing services. This motion was seconded by William Hendrick. All were in favor. Motion carried.

The Chairman allowed several Town of Hempstead residents in the audience to speak to the Board. No testimony was recorded.

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

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Eric Mallette, Secretary

December 21, 2016