TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BOARD MEETING

December 21, 2016, 9:00 a.m.

Old Courthouse, 2nd Floor, 350 Front Street, Hempstead

Agenda: Presentation by and Consideration of an Inducement for Raymour and Flanigan, 9:00 a.m., Presentation by and Consideration of a Re-Authorizing Resolution for Promenade at Central LLC, 9:15 a.m., Consideration of an Authorizing Resolution for Engel Burman at Garden City LLC, Consideration of a Mortgage Consent for Zeus Cottage, Consideration of a Tenant Consent for Valley Stream Green Acres – Express Fashion Operations, Consideration of a Tenant Consent for 711 Stewart Avenue – Northwell Health (existing tenant – additional space) Consideration of a Tenant Consent for 990 Stewart Avenue – NYS Unified Court System Appellate Division, Second Judicial Department, Executive Directors Report,

Consideration and Re-Adoption of the Agency’s Committee List (amended), Consideration of the 2017 Meeting Schedule, Consideration of a Resolution to renew the Agency’s Membership with the LIBDC, Consideration of a Ratifying and Conforming Resolution for Bluetooth Creative, Presentation by 2701 Associates – change in employment, Update Shor Yoshuv, Update Circulo de la Hispanidad, Consideration of a hearing date for community input on the Green Acres Mall PILOT, Consideration and Adoption of the Minutes of December 8, 2016, Consideration and Adoption of the Minutes of December 13, 2016, Report of the Treasurer, 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

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

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

Alan Heuson, Village of Hempstead Member

The meeting was called to order at 9:07 a.m. The Chairman declared a quorum was present.

Raymour and Flanigan / Lawrence Johnson Road LLC: Daniel Baker, Esq. (Certilman Balin Adler Hyman) and Adam Fumarola, Senior Director for Real Estate Development, Raymour and Flanigan, made a presentation on a proposed project to be located at located at 55 Johnson Road, Lawrence. The applicant, Lawrence Johnson Road LLC, is seeking to purchase and furnish an existing 112,204 square foot building to be used as a warehouse, distribution, and furniture repair center for Raymour and Flanigan. The company is seeking a 10 year PILOT Agreement, Sales Tax Exemption and Mortgage Recording Tax Exemption. William Hendrick made a motion to adopt an Inducement Resolution and PILOT Agreement. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Luis Figueroa arrived at the meeting at 9:26 a.m.

Valley Stream Green Acres Hearing Date: Chairman Nastre announced that a Hearing on the Valley Stream Green Acres project would be held on January 19, 2017 at 7;00 p.m. at the Carbonaro School, 50 Hungry Harbor Road, Valley Stream (in School district #24). He stated that IDA Board members would be in attendance. William Gaylor and Legislator Carrie Solages were also expected at attend the hearing.

Steven Raiser arrived at the meeting at 9:35 a.m.

Promenade at Central LLC – Re-Authorizing: This project involves the construction of a 6-story building with 43 units (mostly 2-bedroom) for multi-family housing with retail space on the first level. The applicant Mr. Kefalas read a letter of support from the Village of Valley Stream. Benefits will include a 10 year PILOT Agreement, Sales Tax Exemption and Mortgage Recording Tax Exemption. William Hendrick made a motion to re-adopt an Authorizing Resolution and PILOT Agreement. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Prospect Five LLC: William Hendrick made a motion to adopt a second Authorizing Resolution and reaffirm the PILOT Agreement. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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. Forty 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 adopt a Resolution and PILOT Agreement. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Zeus Cottage – Mortgage Consent: John Ferretti made a motion to authorize a consent for a refinance and a new mortgage for Zeus Cottage. This was seconded my William Hendrick. All were in favor. Motion carried.

711 Stewart Avenue – Tenant Consent for Northwell Health (existing tenant, additional space): William Hendrick made a motion to authorize a consent for Northwell Health to expand on their tenant lease at 711 Stewart Avenue in Garden City. This motion was seconded by John Ferretti. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for Express Fashion Operations: Eric Mallette made a motion to authorize a tenant consent for Express Fashion Operations at Green Acres Mall. This motion was seconded by William Hendrick. All were in favor. Motion carried.

990 Stewart Avenue – Tenant Consent for NYS Unified Court System Appellate Division, Second Judicial Department: Eric Mallette made a motion to approve a Tenant Consent for NYS Unified Court System Appellate Division, Second Judicial Department for 990 Stewart Owner LLC, located at 990 Stewart Avenue, Garden City. This motion was seconded by William Hendrick. All were in favor. Motion carried.

Executive Director’s Report: The board was furnished a copy of the monthly Executive Director’s Report.

Agency Committee List: John Ferretti made a motion to re-adopt the Agency’s Committee List as amended to appoint officers within each committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

2017 Meeting Schedule: John Ferretti made a motion to adopt the 2017 Meeting Schedule. Meetings will primarily be held on the 4th Thursday of the month. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

LIBDC Membership: William Hendrick made a motion to continue the Agency Membership with the Long Island Business Development Counsel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Bluetooth Creative: Flo Girardi made a motion to adopt a Ratifying and Confirm resolution for Bluetooth Creative for the additional expenses associated with the repair of the Agency’s website. This motion was seconded by William Hendrick. 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. Chairman Nastre read a letter of Support from Mayor of Hempstead, Wayne Hall. Luis Figueroa made a motion to re-adopt an Authorizing Resolution and PILOT Agreement taking into account the reduction in employees. This motion was seconded by Stacey Hargraves. All were in favor. Motion carried.

Circulo de la Hispanidad: This item was tabled.

Shor Yoshuv: This item was tabled.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure List for November 30, 2016 – December 15, 2016.

Minutes: William Hendrick made a motion to approve the Minutes of December 8, 2016 as written. This motion was seconded by John Ferretti. All were in favor. Motion carried. William Hendrick made a motion to approve the Minutes of December 13, 2016 as written. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

With all business concluded, William Hendrick made a motion to adjourn the meeting at 10:36 a.m. This motion was seconded by Steven Raiser. All were in favor. Motion carried.

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Arthur J. Nastre, Chairman

January 26, 2017