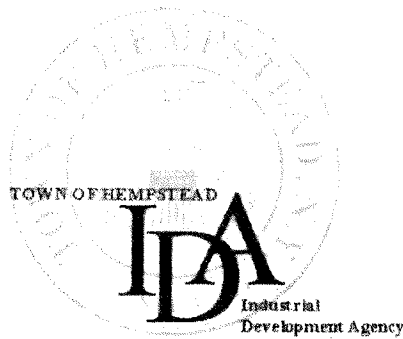


Frederick E. Parola
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037
(516) 489-5000 EXT. 4200 • (516) 489-3179

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
November 21, 9:00 a.m.
One Town Hall, Second Floor Courthouse, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: Presentation and Consideration of a Sales Tax Exemption Extension for Alphamore LLC, New Business: Presentation and Consideration of a Preliminary Inducement for S & S Atlantic Realty Inc., Consideration of an Approval for Zwanger Pesiri Levittown to subdivide their property (tabled from October 23rd), Consideration of a Tenant Consent for Valley Stream Green Acres – Green Acres Jewelry (tabled from October 23rd), Consideration of a Tenant Consent for Valley Stream Green Acres – American Eagle, Consideration of a Tenant Consent for Valley Stream Green Acres – Potato Corner, Consideration of a Sales Tax Exemption Extension (1 year, time only) for Green Acres Adjacent LLC, CEO Report, Consideration and Adoption of the Minutes of October 23, 2019, Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman
Eric C. Mallette, Secretary
James G. Marsh, Esq., Vice Chairman
Jack Majkut, Member
Lamont Johnson, Village of Hempstead Member
Stacey Hargraves, Village of Hempstead Member
Dan Oppenheimer, Village of Hempstead Member

Also in attendance: John Ryan, Esq., Counsel to IDA
Barry Carrigan, Nixon Peabody
Paul O'Brien, Phillips Lytle LLP
Frederick E. Parola, CEO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator

Excused: Gerilyn Smith, Treasurer
John A. Ardito, Esq., Member

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

Public Comment: The Chairman opened the floor to any comments by the public. There was no public comment.

New Business:

Presentation and Consideration of a Sales Tax Exemption Extension for Alphamore LLC: Dan Baker made a presentation to the Board about the project, requesting a sales tax exemption extension for work relating to an underwater stream that had gone undetected before the purchase of the property. The Board requested some detailed items from Dan Baker before they could vote on this extension. This item was tabled.

Presentation and Consideration of a Preliminary Inducement for S & S Atlantic Realty Inc. This item was tabled until the December meeting.

Consideration of an Approval for Zwanger Pesiri Levittown to sell a portion of their property: Flo Girardi made a motion to adopt an Approval for Zanger Pesiri to sell and subdivide a portion of their property. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Acres Jewelry LLC.: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Acres Jewelry LLC, 2050 Green Acres Mall, Valley Stream, NY 11581. Green Acres Jewelry LLC will occupy 855 square feet of space and will create 2 full time positions. This motion was seconded by Jack Majket. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Acres - American Eagle: Eric Mallette made a motion to adopt a Tenant Consent for Valley Stream Green Acres- American Eagle, 1045 Green Acres Mall, Valley Stream, NY, 11581. American Eagle, will occupy 6,755 square feet of space and will create 9 full time employees. This motion was seconded by Jack Majket. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Acres - Potato Corner: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Acres- Potato Corner, 2034 Green Acres Road, Valley Stream, NY. Potato Corner, will occupy 250 square feet of space and will create 4 full time employees. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Consideration of a Sales Tax Exemption Extension (1 year, time only) for Green Acres Adjacent LLC: Dan Baker representing Macerich requested an extension of the sales tax exemption for 1 year, one time only for Green Acres Adjacent LLC to finalize cleanup of the last pad. Flo Girardi made a motion to adopt the Sales Tax Exemption Extension for Green Acres Adjacent LLC. This motion was seconded by Eric Mallette. Jack Majket voted in favor and James Marsh voted against the tax exemption extension. Motion failed.

CEO Report: Fred Parola provided the Board with a copy the CEO Report and briefed the board on upcoming projects.

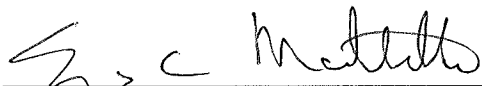
Minutes: Flo Girardi made a motion to adopt the Minutes of the meeting of October 23, 2019. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: Arlyn explained the financial statements and expenditure list for October 18, 2019 – November 14, 2019.

Executive Session: There was no executive session.

Committee Updates: Committees met prior to the regular board meeting.

Flo Girardi made a motion to adjourn the meeting at 9:34 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Eric C. Mallette, Secretary
December 18, 2019