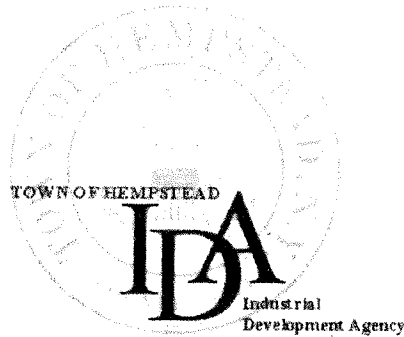


Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING MINUTES
December 18, 2019
Town of Hempstead Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport; 5th Avenue Chocolatiere Freeport request for termination, Village of Hempstead: Alphamore LLC – Consideration of a Sales Tax Exemption Extension (tabled from November), 590-600 Realty LLC – Consideration of an approval for Mortgage Refinance. Green Acres Adjacent – Consideration of a Sales Tax Exemption Extension (for time only), Consideration of an equipment Lease for Arrow Linen, Consideration of a Tenant Consent for Valley Stream Green Acres – Carters/Osh Kosh, Consideration of a Tenant Consent for Valley Stream Green Acres - Honeybee Foods/Jollibee, Consideration of a Tenant Consent for Valley Stream Green Acres – Red Ribbon Baker, Consideration of a Consent for Equity One/Regency Centers – Expansion of Home Goods, Consideration of an Amended Project Application, Consideration of the 2020 Sheehan and Company Contract, Consideration of the Bluetooth creative Contract, Consideration of the Disposal of an Agency Laptop, Consideration of the 2020 Meeting Schedule, Consideration of the Agency Sexual Harassment Policy, Consideration of Membership Renewal for NYSEDC, CEO Report, Collection of Confidential Board Evaluations, Consideration and Adoption of the Minutes of November 21, 2019, Report of the Treasurer, Update on PILOT Disbursements, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman
Eric C. Mallette, Secretary
James G. Marsh, Esq., Vice Chairman
Jack Majkut, Member
John A. Ardito, Esq., Member
Dan Oppenheimer, Village of Hempstead Member

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

Excused: Gerilyn Smith, Treasurer
Lamont Johnson, Village of Hempstead Member
Stacey Hargraves, Village of Hempstead Member
Karla Guerra, Village of Hempstead Member

The meeting was called to order at 9:03 a.m. The Chairman declared a quorum was present.

(The order of the Agenda was changed)

New Business:

5th Avenue Chocolatiere Freeport request for termination: – Flo Girardi made a motion to terminate 5th Avenue Chocolatiere Freeport as requested by the company. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Public Comment: The Chairman opened the floor to any comments by the public. Mrs. Kathleen Gary was questioning the Alphamore LLC PILOT Sales Tax Exemption Extension.

Consideration of a Sales Tax Exemption Extension for Green Acres Adjacent LLC: Mike Lodato briefed the board about the extension for 1 year with no new money. Flo Girardi made a motion to adopt a Sales Tax Exemption Extension for time only for Green Acres Adjacent LLC. This motion was seconded by John Ardito. All were in favor. Motion carried.

Consideration of an Inducement Resolution for a Equipment Lease for Arrow Linen: - Nick Terzulli, Farrell Fritz spoke about the equipment they will be purchasing to purify the water after the cleaning process. John Ardito made a motion to adopt an Inducement resolution for an Equipment Lease for Arrow Linen in the amount of \$1.5 million. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Carters/Osh Kosh: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Carters/OshKosh, 2200A, 2000 Green Acres Mall, Valley Stream, NY 11581. Carters/OshKosh will occupy 5,394 square feet of space and will create 5.5 full time positions. 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 – Honeybee Foods/Jollibee: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Acres- Honeybee Foods/Jollibee, 1021 Green Acres Mall, Valley Stream, NY, 11581. Honeybee Foods/Jollibee, will occupy 3,000 square feet of space and will create 10 full time employees and 40 par-time employees. 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 – Red Ribbon Bakery: Jim Marsh made a motion to adopt a Tenant Consent for Valley Stream Green Acres- Red Ribbon Bakery, 1021 Green Acres Road, Valley Stream, N.Y. Red Ribbon Bakery, will occupy 1,604 square feet of space and will create 15 full time employees and 20 part-time employees. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Consent for Equity One/Regency Center – Expansion of Home Goods: Eric Mallette made a motion to adopt a Consent for Equity One/Regency Center – Expansion of Home Goods. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of an Amended Project Application- John Ryan spoke about the revisions to the IDA application. Flo Girardi made a motion to adopt the Amended Project Application inclusive of perjury language & convictions. This motion was seconded by Jack Majket. All were in favor.

Consideration of the 2020 Sheehan and Company Contract- Flo Girardi made a motion to adopt the 2020 Sheehan and Company Contract in an amount not to exceed \$26,000. This motion was seconded by John Ardito. All were in favor.

Alphamore LLC – Consideration for Sales Tax Exemption Extension (tabled from November) - William Segal spoke to the Board and explained the reasoning behind the sales tax extension necessary for the additional improvements at the facility. Flo Girardi made a motion to adopt a Sales Tax Exemption Extension for an amount not to exceed \$1million for Alphamore LLC. This motion was seconded by John Ardito. James Marsh voted against the resolution. Motioned carried.

590-600 Realty LLC – Consideration of an approval for Mortgage Refinance – Dan Deegan spoke to the Board. Dan Oppenheimer made a motion to approve the Mortgage Refinance for 590-600 Realty LLC. This motion was seconded by Flo Girardi. James Marsh voted against the resolution. Motioned carried. The reason for the decision to approve the Mortgage Refinance was subject to submission to the Agency of all of the contracts for the building improvements to be undertaken.

Consideration of the 2020 Bluetooth Creative Contract - Flo Girardi made a motion to adopt the 2020 Bluetooth Creative Contract for an amount not to exceed \$5,000. This motion was seconded by Eric Mallette. All were in favor.

Eric Mallette excused himself from the Board Meeting

Consideration of the 2020 Center for Government Research Contract – Flo Girardi made a motion to adopt the 2020 Center for Government Research Contract for an amount not to exceed \$1,000. This motion was seconded by John Ardito. All were in favor.

Consideration of the Disposal of an Agency Laptop – John Ardito made a motion to approve the Disposal of a 10 year old Agency Laptop that has been fully depreciated. This motion was seconded by Flo Girardi. All were in favor.

Consideration of the 2020 Meeting Schedule - Flo Girardi made a motion to adopt the 2020 Meeting Schedule. This motion was seconded by Eric Mallette. All were in favor.

Consideration of the Agency's Sexual Harassment Policy – Flo Girardi made a motion to re-adopt the Agency's Sexual Harassment Policy as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor.

Consideration of a Membership Renewal for NYSEDC - Flo Girardi made a motion to adopt a Membership Renewal for NYSEDC not to exceed an amount of \$1,500.00. This motion was seconded by Eric Mallette. All were in favor.

CEO Report: Fred Parola provided the Board with a copy the CEO Report no major changes.

Collection of Confidential Board evaluations

Minutes: Jim Marsh made a motion to adopt the Minutes of the meeting of November 21, 2019. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: Fred and Edie explained the financial statements and expenditure list for November 15, 2019 – December 11, 2019. Edie gave an update on PILOT Disbursements and explained that we were waiting on three PILOT payments which all received a late fee.

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 9:44 a.m. This motion was seconded by Jim Marsh. All were in favor. Motion carried.


Eric C. Mallette, Secretary
February 27, 2020