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IN THE MATTER OF THE  
TOWN OF HEMPSTEAD INDUSTRIAL  
DEVELOPMENT AGENCY BOARD MEETING

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Teleconference

May 28, 2020  
9:00 a.m.

B E F O R E: FLORESTANO GIRARDI

Dolly Fevola,  
Court Reporter

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A P P E A R A N C E S :

Town of Hempstead IDA

FRED PAROLA  
EDIE LONGO  
ARLYN EAMES  
LAURA TOMEO  
ARLYN EAMES  
MICHAEL LODATO  
LORRAINE RHOADS

BILL WEIR, Nixon Peabody  
JOHN RYAN, Ryan Brennan & Donnelly, LLP  
PAUL O'BRIEN, Phillips Lytle, LLP

Board of Directors

FLORESTANO GIRARDI  
JAMES MARSH  
REV. ERIC MALLETT  
JACK MAJKUT  
CHERICE VANDERHALL  
ROBERT BEDFORD

Main Street Apartments, LLC

DAVE LENO, Rivkin Radler  
RASHED WALKER, Contact

Angion-Biomedica

DANIEL BAKER, Cirtilman Balin  
DR. GOLDBERG

Gabrielli Truck Sales

PAUL AVVENTO, CFO Gabrielli Truck Sales

750 Merrick Road

DANIEL DEEGAN

A P P E A R A N C E S: (Continued)

Village of Hempstead Board

Stacy Hargraves  
Karla Guerra

Village of Hempstead Residents

KATHERINE GARY  
TERRY WINSTON  
AUKMAN MOHAMED

Village Lofts

DAN BYTHEWOOD, JR.

1  
2 CHAIRMAN GIRARDI: It's 9:03  
3 a.m. I would like to call the  
4 meeting of the Town of Hempstead IDA  
5 to order. We have a quorum. I'm  
6 going to take attendance for the  
7 court stenographer. I'm Chairman  
8 Girardi.

9 Reverend Mallette?

10 REVEREND MALLETTE: Here.

11 CHAIRMAN GIRARDI: Mr. Marsh?

12 MR. MARSH: Present.

13 CHAIRMAN GIRARDI: Mr. Majkut?

14 MR. MAJKUT: Present.

15 CHAIRMAN GIRARDI: Ms.  
16 Vanderhall?

17 MS. VANDERHALL: (No response.)

18 CHAIRMAN GIRARDI: Mr. Bedford?

19 MR. BEDFORD: Present.

20 CHAIRMAN GIRARDI: Mr.  
21 Oppenheimer?

22 MR. OPPENHEIMER: Present.

23 CHAIRMAN GIRARDI: Mr. Johnson?

24 No response. Ms. Hargraves?

25 MS. HARGRAVES: Present.

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CHAIRMAN GIRARDI: Ms. Guerra?

MS. GUERRA: Here.

CHAIRMAN GIRARDI: Next item on the agenda will be public comment with respect to the agenda items.

Anybody in the public want to make any comments? Please state your name first for the stenographer.

MS. GARRY: This is Katherine Garry. Can you hear me?

CHAIRMAN GIRARDI: Good morning.

MS. GARRY: My name is Katherine Garry. I'm the editor of the Freedom Press and director of the Many Races Cultural Foundation, as well as a member of the Hempstead Committee to save Hempstead. I'm here to make an appeal to your moral conscious and to give evidence that the proposed pilot for the Main Street project is totally wrong.

MR. PAROLA: There is no pilot.

1  
2 MS. GARY: It's totally wrong  
3 and unjust.

4 CHAIRMAN GIRARDI: There is no  
5 pilot. They're just making a  
6 presentation.

7 MS. GARRY: I said the proposed  
8 pilot.

9 CHAIRMAN GIRARDI: No pilot is  
10 being proposed.

11 MR. PAROLA: There's no  
12 proposed pilot.

13 MS. GARRY: Was is it proposed  
14 in the abstract?

15 MS. LONGO: It's not a pilot.

16 CHAIRMAN GIRARDI: They want to  
17 make a presentation for  
18 consideration of a proposal.

19 MS. GARRY: Yes, that's what  
20 I'm speaking to, the proposal.

21 MR. PAROLA: There's no  
22 proposal on the table yet.

23 MS. GARRY: Well, it's on the  
24 abstract.

25 MR. PAROLA: Go ahead.

1  
2 MS. GARRY: It's my opinion  
3 that it's morally wrong for this  
4 agency to force this project on the  
5 Hempstead community. While there  
6 are obviously some people in the  
7 community who support this nonsense,  
8 the Hempstead community residents on  
9 the whole have, for many years,  
10 spoken out strongly against projects  
11 of this nature.

12 In the 2017 election, Mayor  
13 Hall, a foolish advocate of such  
14 projects, was soundly defeated by  
15 the people. In October of 2018, the  
16 people from all corners of Hempstead  
17 strongly defeated proposal for this  
18 same type of housing which was  
19 proposed for the same North Main  
20 Street area. The proposed pilot  
21 brought out a huge crowd at Village  
22 Hall and the plan was finally  
23 rejected. I note that it was  
24 rejected by the people, not merely  
25 because of the pilot, but because

1  
2 the project, pilot or not, was not  
3 wanted by the community. The  
4 project was not wanted by the  
5 community.

6 Certainly, you can understand  
7 why the people rejected it. We all  
8 know that Hempstead is already  
9 overcrowded. That is why the people  
10 rejected it. There was suggestion  
11 to the developers to build their  
12 apartment buildings in some of the  
13 wealthy communities which are not so  
14 overcrowded.

15 If more housing is needed then  
16 the other communities need to be  
17 forced to open their doors. Please  
18 don't give me the argument that the  
19 proposed pilot will bring in more  
20 tax dollars than what is there now  
21 on that land. That argument only  
22 stands if the particular project is  
23 desired by the community. It's the  
24 project itself is not desired by the  
25 people then to force it on the



1  
2 community is unconscionable.

3 Pilots are for the purpose of  
4 providing the type of development  
5 that people want, not the type of  
6 development that the developers  
7 want. It is up to the Hempstead  
8 community to find other ways to  
9 revitalize itself without being  
10 forced to bow down to the desires of  
11 developers who protect their own  
12 community while they seek to exploit  
13 Hempstead. Enough is enough.

14 Hempstead already has 80  
15 percent of its housing in apartment  
16 buildings. Hempstead is already  
17 overcrowded and already has a  
18 transit based downtown. So let the  
19 developers take their millions and  
20 buy up some of the Rockville Centre  
21 or Garden City parking lots so those  
22 communities can construct parking  
23 garages and the apartment buildings  
24 that are claimed to be needed in the  
25 town or in the County.

1  
2 Thank you for taking these  
3 comments under consideration and I  
4 sincerely hope that you will be  
5 guided by your love for justice to  
6 see the value and logic of what I  
7 propose. Respectfully, Katherine  
8 Garry.

9 CHAIRMAN GIRARDI: Thank you.

10 MS. GARRY: You're welcome.

11 MR. LODATO: If you're not  
12 speaking, please mute your phones.  
13 There's a lot of feedback.

14 MS. WINSTON: Terry Winston  
15 would like to speak.

16 CHAIRMAN GIRARDI: Go ahead,  
17 Ms. Winston.

18 MS. WINSTON: My name is Terry  
19 Winston. I reside at 55 Courtney  
20 Road in the confines of the Village  
21 of Hempstead. I have lived at that  
22 location well over 20 years. I pay  
23 more than my fair share of taxes and  
24 do so willingly and without  
25 question.

1  
2 Hempstead has a  
3 disproportionate amount of this kind  
4 of structure as it is and can no  
5 longer subsidize or even afford to  
6 pay to stay in Hempstead.

7 Furthermore, this property was  
8 acquired and to add more insult to  
9 injury is now worth \$10,000,000.00.  
10 Surely, the owner can well afford to  
11 pay their fair share.

12 The jobs this project will  
13 create, as well as the creation of  
14 economic growth, are a sham. Look  
15 at the current abysmal state that  
16 Hempstead is at. These handouts  
17 have not yielded any improvement.  
18 To the contrary, they only serve to  
19 bring the community down.

20 Last but not least, Mr. Rashed  
21 Walker is a member of the Village of  
22 Hempstead Planning Board and because  
23 of this there may be a conflict of  
24 interest. I say no to the  
25 development.

1  
2 Today Hempstead is suffering  
3 under 25 pilots. Of the 25, 17 are  
4 for huge apartment complexes. A  
5 study done in 2019 for only 13 of  
6 the 17 were apartments. It shows a  
7 loss of taxes to the Village of  
8 Hempstead of 5 million per year.  
9 Over 20 years it will be 100  
10 million.

11 In addition, the school has  
12 lost close to 200 million over the  
13 20 years. This is outrageous. It's  
14 overkill. No wonder Hempstead is  
15 struggling.

16 Thank you for your time.

17 CHAIRMAN GIRARDI: Thank you,  
18 Ms. Winston. Do we have any other  
19 public comments on any of the agenda  
20 items?

21 MR. MOHAMED: Yes. Good  
22 afternoon. My name is Aukman  
23 Mohamed. I'm a Community advocate  
24 of Hempstead. I'm running for mayor  
25 in March 2021.

1  
2 This is a 30-year pilot for a  
3 56-unit, mostly upscale, apartment  
4 building on Main Street. It's an  
5 outrage. We're in the midst of the  
6 worse financial crisis since the  
7 great depression of 1929. And  
8 again, the poor are getting poorer  
9 and the shrinking middle class and  
10 the wealthy are treated with tax  
11 breaks at the expense of the  
12 struggling taxpayer.

13 This is part of a bigger plan  
14 to build 16 apartments in a building  
15 being subsidized by residents who  
16 are already displaced by the  
17 thousands while footing the bill.  
18 The wealthy undeserving outsiders  
19 sucking the economic blood from  
20 struggling residents raising  
21 property and school taxes first.

22 There is no true economic  
23 incentive in this for the residents.  
24 This is for future outsiders. Cease  
25 this bad business that is

1  
2 gentrification of black Hempstead.  
3 Thank you for your time.

4 CHAIRMAN GIRARDI: Thank you,  
5 sir. Any other comments?

6 I'm going to move on to Village  
7 business. Village of Freeport, we  
8 have no new business.

9 Village of Hempstead, we have  
10 consideration of an approval for a  
11 refinance/subordination and  
12 attornment agreement for JS  
13 Hempstead which was tabled from the  
14 April 23rd meeting.

15 Does the staff have any  
16 comments?

17 MR. LODATO: JS Hempstead is  
18 looking to refinance. They're  
19 taking, I believe, eight or nine of  
20 their properties and doing one  
21 mortgage for all of them. JS  
22 Hempstead and further down on the  
23 agenda, J&C Autoworld, are part of  
24 those eight or nine properties going  
25 in to the one mortgage.

1  
2 The subordination and  
3 attornment agreement is part of that  
4 as well, it just reflects between JS  
5 Hempstead and the owner of the  
6 building who is in charge of what  
7 with regards to the payments?

8 This one is on for Hempstead  
9 because obviously it's a parcel in  
10 Hempstead, but further down the  
11 agenda Autoworld is doing the same  
12 thing.

13 CHAIRMAN GIRARDI: That's 750  
14 Merrick Road, you're talking about?

15 MR. PAROLA: No. Is it J&C  
16 Autoworld?

17 MR. LODATO: That's J&C but  
18 that's not in Hempstead.

19 MR. PAROLA: That's why it's on  
20 this separate calendar. And  
21 obviously, from a standpoint of  
22 business, it's an attractive time  
23 for businesses to consolidate their  
24 debt.

25 I guess there are no questions.

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CHAIRMAN GIRARDI: No questions. We need a motion. I will make a motion. Do I have a second?

MS. GUERRA: Karla Guerra second.

CHAIRMAN GIRARDI: Ms. Hargraves?

MS. HARGRAVES: Yes.

CHAIRMAN GIRARDI: We're going to take a vote.

Ms. Hargraves aye or nay?

MS. HARGRAVES: Excuse me? Aye.

CHAIRMAN GIRARDI: We're taking a vote. Ms. Hargraves, you're an Aye. Ms. Guerra, you're an aye, correct?

MS. GUERRA: Correct.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?



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MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: I'm an Aye as well. Motion is passed.

Next item on the agenda. The presentation for Main Street Apartments, LLC.

MR. LODATO: I just want to say there's no abstract. There's no pilot. There is nothing in place currently for this project. This is purely informational for the Board.

MR. RYAN: No votes today.

CHAIRMAN GIRARDI: Who was looking to speak on behalf of -- Go ahead.

MR. LENO: Good morning, Mr. Chairman, members the Board. My name is David Leno from the Law Firm of Rivkin Radler with offices at 926 RXR Plaza in Uniondale, New York. I'm here this morning on behalf of

1  
2 Main Street Hempstead Apartments,  
3 L.L.C. in connection with the  
4 property located at 257 Main Street  
5 in the Village of Hempstead.

6 We are here today before you  
7 seeking a preliminary inducement for  
8 benefits from the Town of Hempstead  
9 Industrial Development Agency,  
10 including the sales tax exemption of  
11 mortgage recording taxes --

12 MR. PAROLA: David, there is no  
13 preliminary inducement.

14 MS. LONGO: There is no  
15 preliminary inducement on the table,  
16 not preliminary or otherwise.

17 MR. LENO: Understood. That's  
18 what we're seeking. I understand  
19 this is an informal presentation as  
20 Mr. Lodato has pointed out. I'm  
21 just telling you our plan, the road  
22 map going forward what action the  
23 Board would take today or not.

24 On behalf of the applicant, I  
25 have Rashed Walker who is a company

1 contract on this transaction. Mr.  
2 Walker is available to answer any  
3 questions or concerns that the Board  
4 may have in connection with the  
5 development.  
6

7 It should be noted that a  
8 similar form of this application was  
9 before the Board with prior  
10 participants, partners. While some  
11 of the participants have changed,  
12 the desire to get this project  
13 completed has not waned.

14 This development now is  
15 imagined will consist of 166 units.  
16 Ten percent of the units will be  
17 used for workforce housing units and  
18 the breakdown of those units will be  
19 23 studio units, 105 one-bedroom and  
20 38 two-bedroom units. All of the  
21 units will be market rate units  
22 except for the 10 percent set aside,  
23 which will be the workforce housing.

24 While there are other similar  
25 developments built in the Village to

1  
2 this project, this development has  
3 particular importance because of the  
4 fact that it does strive to have a  
5 mixture of both market rate and  
6 affordable units in the same  
7 development.

8 The development will create  
9 over 200 construction jobs. Based  
10 on the Village of Hempstead  
11 ordinances, the developer will fill  
12 and is obligated to fill as many of  
13 those construction jobs that are  
14 needed for the project with local  
15 residents from the Village of  
16 Hempstead and this can help people  
17 get to work immediately.

18 As was discussed with the prior  
19 iterations of this application,  
20 there is no negative impact with  
21 regard to the creation of the  
22 generation of school-aged children  
23 for the project. We have submitted  
24 reports prior from Camoyne  
25 (phonetic) and there is an updated

1  
2 review being done as we speak that  
3 will delve further into the impact  
4 and show that this will not have a  
5 negative impact or material impact  
6 on the school district.

7 In addition, the developer has  
8 already committed to attainment of  
9 over \$700,000 towards infrastructure  
10 for the Village as determined by the  
11 mayor. This development will  
12 diversify the housing stock in the  
13 Village.

14 Based on multiple conversations  
15 and interactions with the Village's  
16 planning level for this development,  
17 the need for quality market rate  
18 housing is abundantly clear. Also,  
19 the need to be inclusive and  
20 integrate affordable housing into a  
21 market rate development was also put  
22 forth as being important. This  
23 development puts those two onus  
24 together.

25 It should be noted though the

1  
2 diversity of the housing stock mixes  
3 projects require additional  
4 consideration. As the past several  
5 years have indicated, qualified  
6 development investors such as  
7 Goldman Sachs would not support this  
8 type of endeavor on a 15-year pilot  
9 so a longer pilot is needed in order  
10 for this development to be built.  
11 Several financing entities so far  
12 have passed on the development  
13 because of the lack of a long-term  
14 sustainable pilot.

15 It should be noted, because it  
16 was incorrectly stated before, that  
17 the pilot, if there was a pilot to  
18 be adopted by this Board on behalf  
19 of this project, it will generate  
20 much more revenue than the current  
21 use of the property.

22 As we talked about, the current  
23 property is a vacant privately owned  
24 parking lot, as well as a tax exempt  
25 church. If we were not to develop

1  
2 this property and as there has been  
3 no other interested developers  
4 looking at this property for the  
5 last five years with regard to any  
6 other type of project, the  
7 likelihood is that the church will  
8 continue to be there and, based on  
9 conversations of the seller, may  
10 even buy the property which would  
11 make this property tax exempt for  
12 the Village's purposes.

13 So, in essence, we are looking  
14 for the Town of Hempstead IDA to  
15 treat us as they treated other  
16 similarly situated developments,  
17 including Mill Creek Residential,  
18 the understanding that those  
19 developments did not have an  
20 obligation or condition of meeting  
21 affordable units as part of their  
22 unit breakdown.

23 We know that the Village has  
24 mentioned, in the past, in  
25 conversations, a desire to generate

1 office and retail uses at the  
2 location. It's not going to happen.  
3 Based on the previous five years  
4 there has been zero interest in any  
5 developer or project manager looking  
6 to invest significant funds building  
7 office or retail space at the  
8 location.  
9

10 Given the current situation  
11 with the pandemic, office uses are  
12 going to see a dramatic downturn in  
13 the future regardless. Brick and  
14 mortar retail locations are also  
15 reconsidering their business models,  
16 so a desire to hold up this project  
17 or potential project for the hope  
18 that it will be turned into an  
19 office complex or retail, you know,  
20 retail big box store or something  
21 similar, is really just not  
22 realistic.

23 This development will bring  
24 much needed construction jobs to the  
25 area at a time when job creation is



1  
2 much more important than ever.

3 Without a longer pilot, the  
4 development cannot be built. And  
5 without the development, the  
6 property, in all likelihood, will be  
7 sold to a tax exempt church which  
8 will provide zero benefit to the tax  
9 palfir (phonetic) and the school  
10 districts in the Village of  
11 Hempstead.

12 So at this time, I would like  
13 to see if the Board has any comments  
14 or question --

15 MR. RYAN: What, if any,  
16 approvals do you need from the  
17 Village of Hempstead?

18 MR. WALKER: Good morning  
19 everyone. The approvals that we --  
20 We actually have site plan approval  
21 already. We do have to make  
22 appearance in front of the planning  
23 board but the actual approval has  
24 already been granted for the  
25 project.

1  
2 MR. MALLETTE: This is Reverend  
3 Mallette. I just wanted to ask, can  
4 you tell us the name of that church?

5 MR. WALKER: It's being rented  
6 to the United Church of Christ, I  
7 believe is the operator of the  
8 church.

9 MR MALLETTE: Thank you.

10 MS. GUERRA: This is Karla  
11 Guerra. My question is, is there no  
12 retail component to this current  
13 project that is being proposed or  
14 sought at this point?

15 MR WALKER: There is a retail  
16 component, yes.

17 MS. GUERRA: What is that?

18 MR. WALKER: It's approximately  
19 2,350 square feet of ground floor  
20 retail.

21 MS. GUERRA: Do you have anyone  
22 interested in that at this point?

23 Mr. WALKER: We don't have a  
24 building permit and nothing, no. We  
25 have not gone out to the market yet.

1  
2 MS. GUERRA: Okay. Is there  
3 any sort of parking that you're  
4 envisioning with this? Is there  
5 going to be a parking garage or  
6 underground parking again like the  
7 last time?

8 MR. WALKER: There was never  
9 underground parking and there is  
10 going to be a parking garage, yes.

11 MS. GUERRA: How many stories?

12 MR. WALKER: It's a four-story  
13 parking garage. The apartment and  
14 the retail will be wrapped around  
15 the garage.

16 MS. GUERRA: I'm sorry if I  
17 missed this but what is the division  
18 of two bedrooms, one bedrooms and  
19 studios in this project?

20 MR. WALKER: David, do you want  
21 to read that back?

22 MR. LENO: Yeah, the breakdown  
23 is of the 166 units there would be  
24 23 studio units, 105 one-bedrooms  
25 and 38 two-bedroom units.

1  
2 Ten percent of those units being set  
3 aside.

4 MS. GUERRA: You said that  
5 there was a study being done about  
6 the lack of an impact, I guess, on  
7 the local school district that was  
8 going to be completed some time; am  
9 I understanding that correctly?

10 MR. WALKER: You are correct.  
11 There was a study that was done for  
12 the project. The current developer,  
13 which is Grub Properties, actually,  
14 has over 1,080 apartments around the  
15 country and out of those apartments  
16 they have generated three school  
17 children.

18 So 303, which is the apartment  
19 building next door to the proposed  
20 site, has approximately four school  
21 children and we envision that we  
22 will have approximately five school  
23 children based on the fact that our  
24 apartment building is approximately  
25 166 units, so based on that more

1  
2 than the apartment building before.

3 If you use the Wachter Study,  
4 which is just based on national  
5 statistics, the total number of  
6 school-aged children for the project  
7 would be 17, but based on our data  
8 for the Village of Hempstead, again,  
9 we would generate significantly less  
10 school children than that.

11 Metro 303, which was a similar  
12 project, 156 units, the Village of  
13 Hempstead has generated four school  
14 children and those children do  
15 not --

16 MS. GUERRA: Is that a  
17 report -- Oh, finish, please.

18 MR. WALKER: Those children  
19 don't attend public school in the  
20 Village of Hempstead.

21 MS. GUERRA: Is that a written  
22 report that's going to be made  
23 available as part of the application  
24 or anything?

25 MR. WALKER: It has been

1  
2 submitted to the IDA staff.

3 MS. GUERRA: Okay. I don't  
4 think I have anymore questions.  
5 Thank you.

6 CHAIRMAN GIRARDI: Any more  
7 questions from Board members?

8 MR. MARSH: I have two  
9 questions. After construction, how  
10 many full-time jobs does this  
11 project generate?

12 MR. WALKER: After  
13 construction -- Let me just find  
14 that information for you. Based on  
15 the study that was done, 107 jobs  
16 created during construction. After  
17 construction there would be four  
18 full-time jobs.

19 MR. MARSH: How long is the  
20 construction estimated to take?

21 MR. WALKER: Eighteen months.

22 MR. MARSH: My second question  
23 deals with the pilot you're  
24 requesting. Our standard policy is  
25 not to exceed 10 years. Could you

1  
2 please give us the basis for your  
3 request exceeded by 50 percent going  
4 to 15 years.

5 MR. WALKER: The previous  
6 applicant was induced for a longer  
7 pilot, for a 15-year pilot, if I'm  
8 not mistaken, and there was zero  
9 interest from the investment  
10 community in the project. The  
11 feedback that we were given is that  
12 due to the extremely high taxes in  
13 the Village of Hempstead the only  
14 way that anyone would make the  
15 investment would be if their pilot  
16 were at a minimum of 20 years.

17 They also stated that there was  
18 precedent in the Village of  
19 Hempstead with the 303 project  
20 receiving a pilot of 20 years. So  
21 they were just looking for similar  
22 treatment with no interest in the  
23 project with the pilot below  
24 20 years.

25 We have zero investors. In

1  
2 fact, the one investor that was  
3 there pulled out of deposit because  
4 it was not long enough, the pilot.

5 MR. MARSH: When the pilot's in  
6 place and we're reducing taxes on  
7 this project to generate the type of  
8 return your investors want, okay,  
9 we're creating a problem for all the  
10 other residents in the village and  
11 in the Town.

12 What's the justification for  
13 doing it? Creating four jobs is  
14 hardly a justification.

15 MR. WALKER: For the record,  
16 that information is not correct.  
17 We're not proposing a reduction in  
18 the taxes in the Village of  
19 Hempstead from the existing taxes on  
20 the site. In fact, the taxes would  
21 go up.

22 MR. MARSH: Excuse me. Excuse  
23 me, sir. The existing taxes are  
24 based on a parking lot and a tax  
25 exempt organization so to do that



1  
2 comparison is fundamentally unfair.

3 MR. WALKER: I'm just  
4 responding to your point that you  
5 said there was a reduction in taxes  
6 and a burden of the residents of the  
7 Village of Hempstead, which this  
8 wouldn't be true.

9 So again, just responding to  
10 your claim.

11 MR. MARSH: That's your  
12 opinion.

13 MR. WALKER: It's not an  
14 opinion. It's a fact.

15 MR. MARSH: Thank you. You  
16 answered my question.

17 MS. VANDERHALL: I have a  
18 question for the project and the  
19 applicant.

20 MR. WALKER: Sure.

21 MS. VANDERHALL: I know you  
22 mentioned four full-time jobs would  
23 be created permanently by this  
24 project, but will there be any  
25 subcontractor positions, security,

1  
2 parking attendants, things of that  
3 nature?

4 MR. WALKER: Yes, Ms.  
5 Vanderhall. We will create 197 jobs  
6 during construction. Also based on  
7 the zoning in the Village of  
8 Hempstead, the Hempstead residents  
9 will have a first opportunity to  
10 fill those construction positions as  
11 well and what was your question?

12 MS. VANDERHALL: I'm sorry, Mr.  
13 Walker, I should not have used the  
14 word subcontractors. I meant  
15 independent employees. So permanent  
16 security or parking attendants, are  
17 there any other permanent jobs that  
18 are not direct employees of the  
19 owner of the building?

20 MR. WALKER: Yes, you are  
21 correct. It would be additional  
22 employees besides the employees of  
23 the four permanent employees from  
24 the developer. There would be  
25 another five jobs from security as

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well.

MS. VANDERHALL: Security would be by an independent contractor?

MR. WALKER: Yes, ma'am.

MS. VANDERHALL: Okay. Would there be a parking attendant or anything like that?

MR. WALKER: No. We would have controlled access to the parking but the residents would have to put in a code to enter the parking.

MS. VANDERHALL: Okay. And then, you know, there's a question -- request for an extension of the pilot by 50 percent and only the creation of four full-time jobs. What in the Village of Hempstead is unique from other areas in the Town of Hempstead in which that request is justifiable?

MR. WALKER: The Village of Hempstead has higher taxes than many of the other municipalities on Long Island. It's really based on

1  
2 (inaudible) familiarity with it. We  
3 have, in addition to new taxes, we  
4 also have Village taxes which are  
5 still very high in many instances;  
6 so if, in fact, if you have these  
7 stabilized --

8 THE REPORTER: I'm sorry, I  
9 have to interrupt. There is way too  
10 much noise for me to get this.

11 MR. PAROLA: There is no  
12 project. At this point, can we  
13 terminate this? We wanted to be  
14 fair to the Board as to the general  
15 outline of this proposal but it is  
16 not a project. I think the basic  
17 question has been asked. There is a  
18 long way to go before these types of  
19 questions should be presented to the  
20 Board and at which point before that  
21 we will present the Board with  
22 information.

23 We have nothing before us.  
24 There is no application. This is  
25 merely informational so I think it

1  
2 would be appropriate to wind this  
3 up.

4 CHAIRMAN GIRARDI: Mr. Parola,  
5 I suggest to you and the proposed  
6 applicant that you guys sit down and  
7 work on a pilot that you can present  
8 to the Board and obviously the  
9 public.

10 Any other quick comments?

11 MS. VANDERHALL: I don't think  
12 Mr. Walker was answering my  
13 question. If you don't mind, I  
14 would like him to finish and then we  
15 can wrap up.

16 CHAIRMAN GIRARDI: Go ahead,  
17 Mr. Walker.

18 MR. WALKER: So to answer your  
19 question, the Village of Hempstead  
20 has significantly higher taxes than  
21 many other municipalities on Long  
22 Island so, for example, if we were  
23 to take both taxes, let's say there  
24 were no pilot granted, the per unit  
25 taxes would be \$12,000 per unit over

1  
2 so about \$1.5 million in taxes per  
3 year which is over half the  
4 anticipated income for the project  
5 before any other expenses so due to  
6 those reasons the project would not  
7 be financeable at all.

8 MS. VANDERHALL: Thank you.

9 CHAIRMAN GIRARDI: We'll move  
10 on to the next item of business.  
11 Consideration of an approval for a  
12 refinance of the Village Loft,  
13 L.L.C. which is also in the Village  
14 of Hempstead.

15 MR. Bythewood: This is Dan.  
16 Do you want me to start, Mike, or  
17 did you want to do an overview? How  
18 did you want to proceed?

19 MR. LODATO: You really don't  
20 need to speak, Dan. The Board was  
21 furnished with your letter which  
22 breaks down what the old amount was  
23 and the new amount is.

24 If anyone has any questions  
25 otherwise we can move forward.

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MR. BYTHEWOOD: Thank you.

CHAIRMAN GIRARDI: Any questions?

MS. GUERRA: I have no questions. I second the motion.

CHAIRMAN GIRARDI: Ms. Guerra seconds. We'll take a vote.

Ms. Guerra?

MS. GUERRA: Aye.

CHAIRMAN GIRARDI: Ms. Hargraves?

MS. HARGRAVES: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Sorry, Mr. Marsh, I didn't hear you.

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MR. MARSH: The answer is yes.

CHAIRMAN GIRARDI: Flo Girardi is an eye. The motion is passed.

Move on to the next item on the agenda which is the Town of Hempstead Village Board obviously you are encouraged to stay on.

New business. Application, Transaction Resolutions and Presentations. First item in consideration of an authorizing resolution for Gabrielli Inwood, L.L.C.

MR. LODATO: This was induced. They had a public hearing in between the two meetings and they are now up for authorization.

MR. PAROLA: There was no opposition from the community. Hearing went very easily.

No questions just a motion.

MR. MARSH: There is a question. How many new jobs are being proposed in consideration of



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this pilot?

MR. PAROLA: There are 19 full-time jobs equivalent now and the second year they expect 50 jobs and beyond that they expect to grow exponentially.

MR. MARSH: The pilot is for how many years?

MR. PAROLA: Ten years, I believe.

MR. MARSH: Congratulations. This is the type of project I would like to see more of working for us.

MR. PAROLA: We'll take that as a yes.

CHAIRMAN GIRARDI: I'll make a motion to authorize the resolution. Do I have a second?

REVEREND MALLETT: Second.

MR. MARSH: I'll second it.

CHAIRMAN GIRARDI: Reverend Mallette.

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

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MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Motion is passed. Next item on the agenda, Consideration of an Authorizing Resolution for 750 Merrick Road, L.L.C.

MR. AVVENTO: Thank you everybody. Paul Avvento from Gabrielli. Appreciate it. Everybody stay safe. Thank you very much again.

CHAIRMAN GIRARDI: Thank you. Thank you.

MR. DEEGAN: Good morning everybody. Mr. Chairman and members of the Board, my name is Dan Deegan. I'm the attorney for the applicant.

1  
2 We made a presentation last  
3 time. This project involves the  
4 demolition of construction of a  
5 brand new 140,000 square foot  
6 commercial storage facility. It's  
7 geared towards servicing the local  
8 businesses. We're talking about 130  
9 construction jobs.

10 One of the things I want to  
11 clarify from our presentation and  
12 make clear to this Board is that the  
13 applicant does intend to use local  
14 labor and be in compliance with the  
15 Town of IDA policy for labor. We  
16 went around last time but we're  
17 making that commitment 100 percent  
18 to this Board.

19 I just also want to point out  
20 that the pilot is a proposed  
21 10 years and it would almost  
22 immediately, upon completion of the  
23 building, more than double the  
24 existing taxes and hopefully go up  
25 to close to four or five times the

1  
2 what the existing taxes are.

3 The project has received a  
4 zoning approval is ready to go.  
5 This is a project that would create  
6 immediate construction employment  
7 which is much needed in this current  
8 economic crisis. With the IDA's  
9 assistance, we'll can get going on  
10 this project immediately.

11 Jonathan Orr from the applicant  
12 is here to answer any questions.

13 CHAIRMAN GIRARDI: Board  
14 members have any questions?

15 MR. MARSH: After  
16 construction -- First of all, how  
17 long is it estimated that the  
18 construction will take?

19 MR. DEEGAN: Fourteen to  
20 18 months.

21 MR. MARSH: And the commitment  
22 to use local labor, I'm happy to  
23 hear that. My further concern  
24 though is the number that you set  
25 for local labor is that going to be

1  
2 full-time for the full 14 months or  
3 is that number different that you're  
4 going to have over the 14 months?

5 MR. DEEGAN: It's going to be  
6 in ebbs and flows throughout the  
7 process depending on what part of  
8 the construction is undergoing, but  
9 the calculation is 130 construction  
10 jobs over that 14 to 18 months in  
11 total. There may not be 130 at any  
12 given time although at some times  
13 there may be more or less than that.

14 MR. MARSH: Okay. How many  
15 full-time jobs are you anticipating  
16 creating post construction?

17 MR. DEEGAN: There are four  
18 jobs that will be created by the  
19 project, but as we indicated last  
20 time, the benefit of this is that  
21 the project was going to support  
22 local businesses that gives them a  
23 flexible, less expensive storage  
24 option which is even more necessary  
25 now given this whole COVID crisis.

1  
2 MR. MARSH: But the flip side  
3 of that is you hurt the existing  
4 brick and mortar businesses,  
5 correct?

6 MR. DEEGAN: As we said last  
7 time, this is not going to compete  
8 with the traditional warehousing.  
9 This is the smaller units compared  
10 to typical warehouse so this is for  
11 start-up businesses or small  
12 businesses where they can't  
13 typically afford the warehousing  
14 space which is typically larger and  
15 allows flexibility as they're  
16 growing their business to have a  
17 facility that allows them to grow  
18 their business and move out, have a  
19 facility other than their house or  
20 other substandard storage method.

21 MR. MARSH: You're looking for  
22 a 10-year pilot?

23 MR. DEEGAN: That's correct.

24 MR. MARSH: Thank you. No more  
25 questions, Mr. Chairman. Thank you.

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CHAIRMAN GIRARDI: Thank you.  
Any other questions from the Board?

MR. MAJKUT: I just want to address the local labor issue. I know that they are committing to follow whatever policy of the IDA. I just want to make it crystal clear that the last time during the inducement they had mentioned the five boroughs and the five boroughs is not part of that, so it would be Nassau, Suffolk local labor. I just want to make sure that that's what we're understanding here.

MR. DEEGAN: Yes.

MR. MAJKUT: Okay. Very good.  
Thank you.

CHAIRMAN GIRARDI: Thank you Mr. Leno. Any other questions from the Board. I'm going to make a motion. Do I have a second?

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: Can I have a vote.

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Mr. Bedford.

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Flo Girardi

is an aye.

Next item on the agenda is  
Presentation in consideration of a  
preliminary inducement for a pilot  
extension for Angion-Biomedica.

MR. BAKER: Thank you very  
much.

CHAIRMAN GIRARDI: Thank you,  
Dan.

MR. LODATO: One preliminary  
because we were waiting on a



1  
2 particular document. We received  
3 those documents so this is now a  
4 regular inducement.

5 MR. BAKER: This is Daniel  
6 Baker on behalf of the applicant.  
7 For the court reporter it's  
8 Cirtilman, Balin, Adler & Hyman,  
9 L.L.C., 90 Merrick Avenue, East  
10 Meadow, New York 11554.

11 Again, good morning, Mr.  
12 Chairman and members of the Board.  
13 I hope everyone is well. I am here  
14 today on behalf of the owner of the  
15 property, the applicant Nova Clark,  
16 L.L.C. In addition, one of the  
17 tenants of the building is  
18 Angion-Biomedica Corp which is a  
19 related company to the owner.

20 This property is located at 51  
21 Charles Lindbergh Boulevard in  
22 Uniondale. It already has a pilot  
23 agreement with the IDA. This IDA,  
24 which was approved and set up in  
25 2011, at the time that Nova Clark

1  
2 the premises for the purposes of its  
3 related company Angion to take  
4 35,000 of the existing 108,000  
5 square feet. At that time, Angion  
6 renovated that space for themselves  
7 and utilized it to hook up the  
8 remaining property about 60,000  
9 square feet or so was, at that time  
10 in 2011, and still is operated by  
11 Last Corp, which everyone is  
12 probably familiar with. It's a  
13 major testing company.

14 I'll get into the specifics of  
15 all the different things, but there  
16 is now a third tenant that took over  
17 the remaining 15,000 square feet and  
18 in 2018 that tenant is Jovia,  
19 formerly known as --

20 MR. MARSH: I apologize but I  
21 did not see this application on  
22 today's agenda. Apparently, the  
23 agenda was updated and maybe I got  
24 it. I get so many e-mails, I'm not  
25 sure, but Jovia is a major client of

1  
2 mine and as an applicant I'm going  
3 to excuse myself from this  
4 application.

5 CHAIRMAN GIRARDI: Thank you,  
6 Mr. Marsh.

7 MR. BAKER: Thank you for  
8 noting that. Just to explain why we  
9 are seeking an extension of the  
10 existing benefits.

11 There are currently three  
12 tenants in the building and, again,  
13 this is a 108,000 square foot office  
14 building located in the Mitchell  
15 Field area. You have Angion which  
16 is a pharmaceutical company. They  
17 are heavily involved in developing  
18 new pharmaceuticals related to organ  
19 function. They have now, as a  
20 result of the COVID pandemic begun  
21 child testing for pharmaceuticals  
22 related to and trying to help ease  
23 the COVID pandemic.

24 They currently have 30  
25 employees located on site. There

1  
2 are another 20 throughout the  
3 country, but the bulk of their  
4 testing and, you know, all their  
5 research and development is done  
6 here.

7 They are very, very good at  
8 high paying jobs, as much as  
9 \$375,000 for certain employees. I  
10 will point out that the original  
11 approval for this project required  
12 and still to this day requires 50  
13 full-time employment positions which  
14 are --

15 MS. LONGO: Somebody is walking  
16 around. Please stop that or stop  
17 shuffling.

18 MR. BAKER: Angion currently  
19 has 30 employees of the required 50  
20 for the overall project, quite a  
21 large number. In fact, lab Corp  
22 currently has, or at the end of 2019  
23 had 116 full-time employees. Lab  
24 Corp is vacating the premises this  
25 upcoming month in June. Their lease

1  
2 has expired and they have put the  
3 owner of the property on notice  
4 quite some time ago that they would  
5 be vacating. They have over the  
6 past five years started the process  
7 of relocating all of their employees  
8 to their facilities in New Jersey  
9 and that will be completed from this  
10 facility next month. So the big  
11 push for this project was to try and  
12 find a new tenant to replace  
13 approximately 60 percent of the  
14 building. I'll get to that  
15 perspective in a minute.

16 The third tenant that is  
17 currently occupying the premises, as  
18 I mentioned earlier, is Jovia.  
19 Jovia occupies approximately 15,000  
20 square feet and as of the end of  
21 2019 had 104 FTs on site. So  
22 remember, 50 required from the  
23 original approval and now, you know,  
24 at this time for the end of 2019,  
25 245 FTEs on site. That number is

1  
2 going to decrease when Lab Corp  
3 moves to 130 and until such time as  
4 there is a new tenant and that space  
5 is filled out remain at 130.

6 That brings us to the  
7 perspective tenant. The  
8 perspective -- and I will point out  
9 that it has taken more than now  
10 about 20 months for the real estate  
11 brokers to find a tenant that will  
12 come to this property and I am told  
13 there has always been one with  
14 interest and that is a company  
15 called Chem Rx.

16 Chem Rx is another  
17 pharmaceutical distribution company  
18 and a subsidiary of a company called  
19 PharMerica, which is a fortune 1000  
20 company doing huge business  
21 throughout the country and the  
22 world.

23 Chem RX is a local subsidiary  
24 of theirs which currently is located  
25 at a facility in Long Beach. My

1  
2 understanding is they have been  
3 there for a long time and their  
4 building there is tired. They have  
5 outgrown it and they need to  
6 relocate. This is a perfect setup  
7 for them so it's really a good  
8 pairing for both the owner and the  
9 perspective tenant.

10 On a conservative basis, it's  
11 our understanding that Chem Rx will  
12 bring 125 jobs to this location. So  
13 from Long Beach into the Town of  
14 Hempstead and Uniondale, 125 jobs  
15 which easily replaces the loss of  
16 the Lab Corp tenant and their FTEs  
17 and will allow this building to  
18 continue to thrive. Certainly in  
19 trying times and as history has  
20 shown in almost two years trying to  
21 find somebody else to allow the  
22 building to continue in a fully  
23 occupied state.

24 So the project itself is  
25 expected to cost 3.5 million dollars

1  
2 to build out. The owner is  
3 financing most of the renovation of  
4 the new tenant portion of the  
5 building with oversight in the  
6 construction by the tenant.

7 There will be \$3.9 million in  
8 financing. As a result of that,  
9 we're seeking three different  
10 benefits with typical benefits from  
11 the IDA, the first one being  
12 mortgage recording tax exemption in  
13 the amount of approximately \$29,250.  
14 We are seeking sales tax benefit  
15 based on the 3.5 million dollar  
16 construction costs and equipment and  
17 material purchasing. At 60 percent  
18 of that which is roughly  
19 \$2.1 million. As a result, we kept  
20 the sales tax exemption benefit to  
21 be \$181,125.

22 As far as the pilot, I  
23 mentioned that there is currently an  
24 existing pilot that has two years  
25 remaining on it. It was a 10-year



1  
2 deal originally. There are  
3 two years left on that. We are  
4 seeking an extension of 10 years  
5 beyond the remaining two years.

6 And we have been given a  
7 proposed draft pilot by IDA staff  
8 which we find acceptable and have  
9 discussed with them. We will be  
10 fine going forward with that. The  
11 reality is in order to get this  
12 tenant in and to keep things moving  
13 and steady with this property and  
14 replace a major tenant who  
15 unfortunately is leaving the Town  
16 and the county and the state. This  
17 is a deal that the owner needs in  
18 order to survive and to continue to  
19 be able to carry the costs of this  
20 building.

21 Again, I will point out that  
22 the employment calculation is well  
23 in excess of the existing  
24 requirement of 50 and this is, as I  
25 see it, a very good project. We

1  
2 would ask that the Board consider  
3 and approve it.

4 If there are any questions, I'm  
5 also joined by the principal of the  
6 owner at Angion, Dr. Goldberg. So  
7 if there are any technical  
8 questions, certainly he can answer  
9 what I can't.

10 CHAIRMAN GIRARDI: Thank you,  
11 Mr. Baker.

12 MR. BAKER: Mr. Chairman, if I  
13 could just point one other thing  
14 out. I think it's good for the  
15 Board to know it's more of a "feel  
16 good" kind of thing, but in addition  
17 to the uses in the building, which  
18 are all really good uses and Angion  
19 is certainly at the forefront of  
20 developing necessary breakthroughs  
21 in pharmaceuticals, not only for  
22 what they've done in the past but  
23 going forward with COVID.

24 I would also like to point out  
25 that Angion has been conducting a

1  
2 program for high school and college  
3 students locally to perform research  
4 and be involved in what goes on with  
5 Angion.

6 This has been a great program  
7 but it's the kind of program that  
8 companies can do when they are not  
9 worried about what's going to happen  
10 with their building and if, you  
11 know, the cost of the building is  
12 going to be more and so forth and so  
13 on.

14 I do also want to point out  
15 that Angion is a very good partner  
16 with the community and students in  
17 the community.

18 CHAIRMAN GIRARDI: Interesting.

19 MR. BAKER: Thank you.

20 CHAIRMAN GIRARDI: Mike, you  
21 originally started off with -- I'm a  
22 little confused there. I mean we  
23 don't have the new pilot.

24 MR. LODATO: It should have  
25 come in a separate e-mail. I sent

1  
2 it afterwards when we realized we  
3 did not scan it.

4 CHAIRMAN GIRARDI: Okay. Hold  
5 on. The only separate e-mail I have  
6 is the 750 Merrick Road and the  
7 Gabrielli.

8 MR. LODATO: We can send it  
9 again.

10 MR. PAROLA: The current pilot  
11 is 450,000. We're jumping that  
12 pilot in the first year for the  
13 first three years to \$497,000. So  
14 immediately it's going up almost  
15 \$50,000 and then it goes up  
16 incrementally after the remaining  
17 years at 470 and then it goes to 510  
18 to 35,000 and then it ends up  
19 600,000. It's an increase and --

20 CHAIRMAN GIRARDI: Do any of  
21 the Board members not have this  
22 pilot that they are talking about?  
23 Reverend Mallette, Mr. Marsh, Mr.  
24 Majkut, do you have this pilot  
25 information?

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REVEREND MALLETTE: I have it.

MS. VANDERHALL: I have mine.

CHAIRMAN GIRARDI: I guess I'm  
the only guy that doesn't have it  
but Mike knows we have been having  
an issue this month with my e-mail.

MR. LODATO: Right.

CHAIRMAN GIRARDI: So I guess  
we need a motion for inducement for  
the pilot for Angion Biomedica. Who  
is making a motion?

MR. PAROLA: Don't be shy.

MR. MAJKUT: I'll make the  
motion.

CHAIRMAN GIRARDI: Do I have a  
second?

MR. BEDFORD: Second.

CHAIRMAN GIRARDI: I'll take a  
vote. Myself, I'm an aye.

Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: I'm not taking a  
vote.

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2 To your point of not getting  
3 the e-mail on the copy of the pilot,  
4 when I realized that I was looking  
5 at the wrong agenda, part of the  
6 problem is the one that is being  
7 utilized for today's meeting  
8 apparently came in the afternoon of  
9 the 26th which was less than two  
10 days ago and I really require that  
11 staff provide whatever we're going  
12 to consider at least two weeks in  
13 advance. It's simply not fair to  
14 get multiple e-mails and agendas and  
15 expect us to sort out what we're  
16 supposed to be looking at for the  
17 meeting.

18 MR. RYAN: Mr. Chairman, I  
19 think you should complete the vote.

20 CHAIRMAN GIRARDI: Mr. Majkut.

21 MR. MAJKUT: Aye.

22 CHAIRMAN GIRARDI: Ms.  
23 Vanderhall?

24 MS. VANDERHALL: Aye.

25 CHAIRMAN GIRARDI: Mr. Bedford?

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MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: The motion is passed. Next item on the agenda J&C Autoworld.

MR. BAKER: Thank you very much.

CHAIRMAN GIRARDI: Thank you, Mr. Baker.

Consideration of an approval for a mortgage refinance for J&C Autoworld.

MR. LODATO: J&C Autoworld was approved last month for subordination and attornment, which is very similar to what JS Hempstead did this morning already.

They are now seeking the same refinance. They are in the same package as JS Hempstead where they are combining a bunch of properties under one mortgage and they would like to refinance because of the interest rates currently.

CHAIRMAN GIRARDI: Any Board

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members have any questions? No questions. I'll make the motion. Do I have a second?

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: I'll take a vote. Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: I am an aye as well. Okay. Thank you.

Next item on the agenda, consideration and adoption of the bylaws.

MS. EAMES: The bylaws were adopted by the Governor's Committee



1  
2 in April. As you know, they define  
3 the rules of Board members and staff  
4 and it's up for the full Board's  
5 consideration today.

6 CHAIRMAN GIRARDI: No  
7 questions? I'll make the motion.  
8 Do I have a second?

9 MR. BEDFORD: Second.

10 MR. MARSH: Second.

11 CHAIRMAN GIRARDI: I'll take a  
12 vote. Flo Girardi is an aye.  
13 Reverend Mallette?

14 REVEREND MALLETT: Aye.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Yes.

17 CHAIRMAN GIRARDI: Mr. Majkut?

18 MR. MAJKUT: Aye.

19 CHAIRMAN GIRARDI: Ms.  
20 Vanderhall?

21 MS. VANDERHALL: Aye.

22 CHAIRMAN GIRARDI: Mr. Bedford?

23 MR. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: Next item on  
25 the agenda, consideration and

1  
2 adoption of the Travel Policy.

3 MS. EAMES: The Travel Policy  
4 remains unchanged from the last time  
5 it was passed. It was adopted by  
6 the Governor's Committee in April.  
7 It basically defines the rules for  
8 travel for business for the Board  
9 and staff and it's up for  
10 consideration today by this Board.

11 CHAIRMAN GIRARDI: No  
12 questions? I'll make the motion.  
13 Do I have a second?

14 REVEREND MALLETTE: Second.

15 CHAIRMAN GIRARDI: I'll take a  
16 vote. Mr. Bedford?

17 MR. BEDFORD: Aye.

18 CHAIRMAN GIRARDI: Ms.  
19 Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Mr. Marsh?

24 MR. MARSH: Yes.

25 CHAIRMAN GIRARDI: Reverend

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Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Next item on the agenda is  
consideration and adoption of the  
Recapture and Termination Policy.

MS. EAMES: This policy defines  
the criteria for termination and  
recapture of benefits and it was  
adopted by the Governor's Committee  
in April and is up for full Board's  
consideration today.

CHAIRMAN GIRARDI: Any  
questions? I'll make the motion.  
Do I have a second?

MR. BEDFORD: Second.

CHAIRMAN GIRARDI: I'll take a  
vote. I'm an aye.

Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

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MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item.

Consideration and adoption of the  
Retail Policy.

MR. PAROLA: There's been no  
change and just trying to keep up  
with current events. Because of the  
economic impact of COVID, there was  
a lot of pressure on the Albany  
administration to change the Retail  
Policy, but that has not been done  
and I don't expect it will be at  
this point.

CHAIRMAN GIRARDI: I'll make  
the motion. Do I have a second?

REVEREND MALLETT: Second.

CHAIRMAN GIRARDI: I'll take a  
vote.

Mr. Bedford?

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MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ms.  
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye as well.

Next item. Consideration and  
adoption of the Fee Schedule.

MS. EAMES: The Fee Schedule  
speaks for itself. It has not  
changed since it was last adopted  
and it was adopted by the Governor's  
Committee in April and is on for  
full consideration by the Board  
today.

CHAIRMAN GIRARDI: No  
questions? I'll make the motion.

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Do I have a second?

MR. MARSH: I'll second it.

CHAIRMAN GIRARDI: I'll take  
the vote. Flo Girardi is an aye.  
Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT Aye.

CHAIRMAN GIRARDI: Ms.  
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item.  
Consideration and Adoption of the  
Code of Conduct of  
Conduct/Whistleblower Policy.

MS. TOMEO: No change. The  
policy is adopted by the Audit  
Committee in April. No changes are  
made.

REVEREND MALLETTE: So moved.

1  
2 CHAIRMAN GIRARDI: I'll second  
3 the motion. I'll take the vote.  
4 I'm an aye.

5 Reverend Mallette?

6 REVEREND MALLETT: Aye.

7 CHAIRMAN GIRARDI: Mr. Marsh?

8 MR. MARSH: Yes.

9 CHAIRMAN GIRARDI: Mr. Majkut?

10 MR. MAJKUT: Aye.

11 CHAIRMAN GIRARDI: Ms.

12 Vanderhall?

13 MS. VANDERHALL: Aye.

14 CHAIRMAN GIRARDI: Mr. Bedford?

15 MR. BEDFORD: Aye.

16 CHAIRMAN GIRARDI: Next item.

17 Consideration and adoption of the  
18 Time and Leave Policy.

19 MS. TOMEO: This policy was  
20 also adopted by the committee and  
21 there is no changes that were made  
22 and now is up for the Board's  
23 approval.

24 CHAIRMAN GIRARDI: No  
25 questions? I'll make the motion.

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Do I have a second?

MR. BEDFORD: Second.

MR. MARSH: Second.

CHAIRMAN GIRARDI: We'll take a  
vote. I'm an aye.

Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.  
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item.  
Consideration and adoption of an  
Amended COVID-19 Policy.

MR. PAROLA: Pursuant to the  
Board's request, as you see there  
were other items -- We were able to  
take out a number of items, for  
example, compensatory time, which



1  
2 we're not doing, and other items,  
3 sanitation and special other needs  
4 for the Town of Hempstead  
5 (inaudible). We toned this down and  
6 adjusted it, as was your request to  
7 the Board. Our six member staff, we  
8 basically are working full-time  
9 anyway because I have had power  
10 under the COVID guidelines to  
11 designate everyone in this office as  
12 an unnecessary person. So nobody  
13 has been sitting home relaxing and  
14 getting paid. We are working and  
15 continue to do so and God willing  
16 we'll open up and be back to normal  
17 soon.

18 CHAIRMAN GIRARDI: Any  
19 questions? I'll make the motion.  
20 Do I have a second?

21 MS. VANDERHALL: Second.

22 CHAIRMAN GIRARDI: I'll take a  
23 vote. I'm an aye.

24 Reverend Mallette?

25 REVEREND MALLETT: Aye.

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CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item.

Consideration and adoption of the  
Agency Mission Statement.

MS. EAMES: This is a  
stand-alone document required by the  
Authority Budget Office for  
recording purposes for 2019.

MR. PAROLA: Questions?

Motion?

CHAIRMAN GIRARDI: I'll make a  
motion. Do I have a second?

MS. VANDERHALL: I second.

CHAIRMAN GIRARDI: We'll take a  
vote. Flo Girardi is an Aye.

Reverend Mallette?

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REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item on the agenda. New business, CEO's report.

MR. PAROLA: So if you were doing your homework, you'll note that we've gone through almost all of these projects. Mike and I made calls to the various developers and/or their attorneys trying to ascertain the status of their project and whether it was viable still.

What we learned for the most part and, again, because of the

1  
2 COVID situation, they are  
3 bottlenecked in the Town because  
4 obviously the Town Board has been  
5 running slowly and the Building  
6 Department has been working with not  
7 full-time employees so consequently  
8 you'll note that we have a good  
9 number of projects, including a  
10 number by Mr. Breslin and other  
11 developers that are ready to move  
12 quickly and I'm happy to say we  
13 should have a very busy second half  
14 of 2020 and into '21.

15 If there are any questions,  
16 I'll be happy to answer them but it  
17 should speak for itself. That's  
18 just information, Mr. Chairman. We  
19 don't need a motion.

20 CHAIRMAN GIRARDI: Next item on  
21 agenda. Nobody has any questions.  
22 Next item is Old Business,  
23 Compliance 2019 and annual reporting  
24 update.

25 MS. EAMES: As you know, we

1  
2 were unable to file our 2019 annual  
3 financial report with New York State  
4 because of COVID-19 and not being  
5 able to have our independent  
6 auditors come into the office to  
7 audit the report. The ABO has,  
8 which is the Authority Budget  
9 Office, has since extended the  
10 deadline for the IDA for  
11 three months bringing us out to  
12 June 30th. We've made plans to  
13 bring the documents to our auditors  
14 directly and have them review and  
15 respond to questions and we are  
16 fully confident we'll be able to  
17 report on time.

18 Otherwise, the next item is a  
19 consideration of approval for the  
20 audited financial statements  
21 prepared by Sheehan & Company.  
22 Those are summaries of all of our  
23 financial transactions throughout  
24 the year and once approved these  
25 documents will be circulated to the

1  
2 Board members and will also be  
3 available on our website and we just  
4 need a vote for that.

5 CHAIRMAN GIRARDI: Need a vote  
6 for the approval of the audited  
7 statements?

8 MS. EAMES: Yes.

9 MR. PAROLA: Yes.

10 CHAIRMAN GIRARDI: I'll make  
11 the motion.

12 MR. MARSH: I'll make the  
13 motion.

14 CHAIRMAN GIRARDI: Mr. Marsh  
15 made the motion. I'll second the  
16 motion. Do I have a vote? I'm an  
17 aye.

18 Reverend Mallette?

19 REVEREND MALLETTTE: Aye.

20 CHAIRMAN GIRARDI: Mr. Marsh?

21 MR. MARSH: Yes.

22 CHAIRMAN GIRARDI: Mr. Majkut?

23 MR. MAJKUT: Aye.

24 CHAIRMAN GIRARDI: Ms.  
25 Vanderhall?

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MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item  
consideration and adoption of the  
minutes of the April 23rd meeting.

I'll make a motion to waive the  
reading of the minutes. Do I have a  
second?

MR. BEDFORD: Second.

CHAIRMAN GIRARDI: Seconded by  
Mr. Bedford. I'm an aye. Reverend  
Malette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.  
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: And Mr.  
Bedford?

MR. BEDFORD: Aye.

1  
2 CHAIRMAN GIRARDI: Next item on  
3 the agenda. Financial Statements  
4 and Expenditure List April 17th to  
5 May 21, 2020.

6 REVEREND MALLETTE: All is  
7 good.

8 CHAIRMAN GIRARDI: Very good.  
9 Any questions? Committee met this  
10 morning. Audit committee met this  
11 morning. I don't see any need to  
12 take executive session.

13 Does anybody have the need for  
14 executive session?

15 MR. RYAN: No need for  
16 executive session.

17 CHAIRMAN GIRARDI: Thank you,  
18 Mr. Ryan. I make a motion to  
19 adjourn today's meeting. Do I have  
20 a second?

21 MS. VANDERHALL: Second.

22 CHAIRMAN GIRARDI: Everybody  
23 seconded it. Flo Girardi is an aye.

24 Reverend Mallette?

25 REVEREND MALLETTE: Aye.



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CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: And Mr.

Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: The meeting  
is adjourned.

(Time noted: 10:30 a.m.)

CERTIFICATION

I, DOLLY FEVOLA, a Notary Public in  
and for the State of New York, do hereby certify:

THAT the within transcript is a true record  
of my stenographic notes.

I further certify that I am not related,  
either by blood or marriage, to any of the parties  
to this action; and

THAT I am in no way interested in  
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 16th day of June, 2020.

*Dolly Fevola*

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