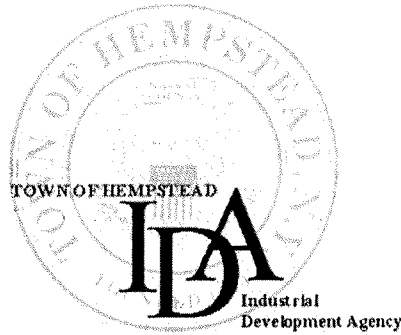


Frederick E. Parola  
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING MINUTES

February 27, 2020

Town of Hempstead Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Consideration of a Tenant Consent for Valley Stream Green Acres -Bon Inc. d/b/a Cinnabon, Consideration of a Tenant Consent for Valley Stream Green Acres – Charley’s Grilled Subs, Consideration of a short-term Tenant Consent for Green Acres Adjacent LLC – Vitamin Shoppe Industries LLC, Consideration of a 2<sup>nd</sup> Tenant Consent for Valley Stream Green Acres LLC in a new building – Vitamin Shoppe Industries LLC, Consideration of a Mortgage refinance for Zwanger Pesiri Levittown and Zwanger Pesiri Lynbrook, CEO Report, Consideration and Re-Adoption of the Construction Wage Policy, Consideration and adoption of an Amended Uniform Tax Exemption Policy, Consideration of a Resolution to renew the Agency’s Membership with the LIBDC for 2020, Summary Results of Confidential Evaluation of Board Performance 2019, Distribution of Board Member Self-Evaluation forms, Consideration of a Ratifying and Confirming Resolution to authorize payment to Agency Counsel John E. Ryan for services provided on the Maragos vs. IDA appeal, Bond Allocation for 2020, Compliance 2019 update, Consideration and Adoption of the Minutes of December 18, 2019, Report of the Treasurer, Budget line transfer resolution, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman  
Eric C. Mallette, Secretary  
James G. Marsh, Esq., Vice Chairman  
Jack Majkut, Member

Also in attendance: John Ryan, Esq., Counsel to IDA  
William Weir, 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  
Cherice Vanderhall, Guest

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.

No Village Hempstead or Freeport Business

New Business:

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Acres - Great Bon Inc. d/b/a Cinnabon: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Great Bon Inc. d/b/a Cinnabon, 1122 Green Acres Mall, Valley Stream, NY 11581. Great Bon Inc. d/b/a Cinnabon will occupy 600 square feet of space and will create 8 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 – Gam Charleys Inc. a New Jersey corporation d/b/a Charley’s Grilled Subs. Eric Mallette made a motion to adopt a Tenant Consent for Valley Stream Green Acres-Charley’s Grilled Subs, 1122 Green Acres Mall, Valley Stream, NY, 11581. Charley’s Grilled Subs will occupy 596 square feet of space and will create 5 full time employees. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Valley Stream Green Acres Adjacent LLC– Tenant Consent for Valley Stream Green Acres Adjacent – Vitamin Shoppe Industries LLC: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Acres- Vitamin Shoppe Industries LLC, 750 West Sunrise Highway, Green Acres Commons, Suite 4105, Valley Stream, N.Y. Vitamin Shoppe Industries LLC, will temporarily occupy 1000 square feet of space and will create 4 full time employees. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Valley Stream Green Acres LLC– Tenant Consent for Valley Stream Green Acres – Vitamin Shoppe Industries LLC in a new building: Flo Girardi made a motion to adopt a Tenant Consent for Valley Stream Green Acres- Vitamin Shoppe Industries LLC, 672 West Sunrise Highway, Green Acres, Valley Stream, N.Y. Vitamin Shoppe Industries LLC, will occupy at a permanent location of 1000 square feet of space and will create 4 full time employees. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Mortgage Refinance for Zwanger Pesiri Levittown and Zwanger Pesiri Lynbrook: Fred briefed the board about the refinance for both entities. Flo Girardi made a motion to adopt a Mortgage Refinance for Zwanger Pesiri Levittown and Zwanger Pesiri Lynbrook. Jim Marsh requested this item be tabled. Flo Girardi made a 2<sup>nd</sup> motion to adopt a Mortgage Refinance for Zwanger Pesiri Levittown and Zwanger Pesiri Lynbrook. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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

Consideration and re-Adoption of the Construction Wage Policy– Jim Marsh made a motion to re-adopt the Construction Wage Policy. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of an Amended Uniform Tax Exemption Policy – Flo Girardi made a motion to adopt an Amended Uniform Tax Exemption Policy. There was a public hearing held on January 2, 2020. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Consideration of a Resolution to renew the Agency’s Membership with the LIBDC for 2020 – Jack Majkut made a motion to renew the Agency’s Membership with the LIBDC for 2020. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Summary Results of Confidential Evaluation of Board Performance 2019- The summary form was presented to the board for their review.

Distribution of Board Member Self-Evaluation forms- The board was furnished with Self Evaluation Forms to be completed ASAP.

Consideration of a Ratifying and Confirming Resolution to authorize payment to Agency Counsel John E. Ryan for services provided on the payment to Agency Counsel John E. Ryan for service provided on the Maragos Vs. IDA appeal: Flo Girardi made a motion to authorize payment to Agency Counsel John E. Ryan for an amount of \$4,408.24. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Bond Allocation for 2020 – The board was presented with a letter for their info.

#### Compliance 2019 Update

Minutes: Flo Girardi made a motion to adopt the Minutes of the meeting of December 18, 2019. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Report of the Treasurer: Fred and Edie explained the financial statements and expenditure list for December 12 – February 20, 2020. Edie explained in detail the budget line transfer. Budget Line Transfer Resolution \$1,875. From Bank Charges to Public Hearing Notices

Executive Session: Flo Girardi made a motion to go into Executive Session at 9:13a.m. to discuss matters of litigation. This motion was seconded by Jim Marsh. All were in favor. Motion carried. Flo Girardi made a motion to come out of Executive Session at 9:23 a.m. This motion was seconded by Jim Marsh. All were in favor. Motion carried. Motion carried.

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

Flo Girardi made a motion to adjourn the meeting at 9:24 a.m. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

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Jack Majkut, Secretary  
March 26, 2020