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

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Teleconference

July 27, 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
MICHAEL LODATO
ARLYN EAMES
LORRAINE RHOADES
LAURA TOMEIO

ALLEN WAX
JOHN RYAN, Ryan Brennan & Donnelly, LLP
DANIEL BAKER, Certilman, Balin

Board of Directors

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

Vantage on Roosevelt

BILL KEFALAS

830 Atlantic Avenue

ED BALLARD

1
2 CHAIRMAN GIRARDI: Quick
3 attendance. I'm present.

4 Reverend Mallette?

5 REVEREND MALLETT: Present.

6 CHAIRMAN GIRARDI: Mr. Marsh?

7 MR. MARSH: Present.

8 CHAIRMAN GIRARDI: Mr. Majkut?

9 MR. MAJKUT: Present.

10 CHAIRMAN GIRARDI: Mr. Bedford?

11 MR. BEDFORD: Present.

12 CHAIRMAN GIRARDI: Ms.
13 Vanderhall?

14 MS. VANDERHALL: (No response.)

15 CHAIRMAN GIRARDI: I'd like to
16 call to order the Town of Hempstead
17 IDA meeting, special meeting held
18 over from July 23, 2020. We have a
19 quorum.

20 First item is any public
21 comment with respect to agenda
22 items. Anybody like to make any
23 comments?

24 Moving forward, Village of
25 Freeport. No new business.

1
2 Village of Hempstead. No new
3 business.

4 New business. Consideration of
5 an Authorizing Resolution for
6 Vantage at Roosevelt, 46-54
7 Roosevelt Avenue, Valley Stream.

8 Mr. Marsh is recusing himself.
9 Staff?

10 MR. LODATO: This project was
11 induced June 25th and the we are
12 ready to move with an Authorizing
13 Resolution. All is well.

14 CHAIRMAN GIRARDI: Any
15 questions or comments from Board
16 members? No questions or comments?

17 MR. LODATO: No.

18 CHAIRMAN GIRARDI: We need a
19 motion to make a resolution. I'll
20 make the motion.

21 REVEREND MALLETTE: I second.

22 CHAIRMAN GIRARDI: Second by
23 Reverend Mallette. We'll take a
24 vote. I'm an aye. Reverend
25 Mallette?

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REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ayes got it.

Motion is passed.

Next item. Consideration of a Mortgage Refinance for 830 Atlantic Avenue, L.L.C., Baldwin.

MR. LODATO: Mr. Ballard, are you on the line?

MR. BALLARD: Yes, I am. Good morning.

MR. LODATO: Good morning. If you want to say something or see if the Board has any questions.

MR. BALLARD: Yeah, I think I provided the information required for you to consider the request and yes, if you do have any questions, I'm available to answer any questions you may have.

CHAIRMAN GIRARDI: No questions

1
2 from the Board? Do we need a
3 motion?

4 REVEREND MALLETTE: Yes, you
5 do.

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

8 MR. MAJKUT: Second.

9 MR. BEDFORD: Second.

10 CHAIRMAN GIRARDI: Mr. Majkut
11 has the second. I'll take a vote.

12 Flo Girardi is an aye.
13 Reverend Mallette?

14 REVEREND MALLETTE: Aye.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Yes.

17 CHAIRMAN GIRARDI: Mr. Majkut?

18 MR. MAJKUT: Aye.

19 CHAIRMAN GIRARDI: Mr. Bedford?

20 MR. BEDFORD: Aye.

21 CHAIRMAN GIRARDI: And I guess
22 Ms. Vanderhall has not come on. The
23 ayes have it. The motion is passed.

24 Next item on the agenda.
25 Consideration of an Approval of a

1
2 Tenant Consent for Valley Stream
3 Green Acres, L.L.C. - BJ's Gas.

4 You guys want to fill us in?

5 MR. PAROLA: BJ's Gasoline.

6 CHAIRMAN GIRARDI: Mr. Parola,
7 are you there?

8 MR. PAROLA: Yes, it's been
9 approved by counsel. The State has
10 no problem with it. It's a regular
11 tenent consent. Gasoline for BJ's
12 participants and clients, whatever
13 they are.

14 CHAIRMAN GIRARDI: No questions
15 by the Board? I'll make a motion.

16 REVEREND MALLETTE: I second.

17 CHAIRMAN GIRARDI: We'll take a
18 vote. Flo Girardi is an aye.

19 Reverend Mallette?

20 REVEREND MALLETTE: Aye.

21 CHAIRMAN GIRARDI: Mr. Marsh?

22 MR. MARSH: Yes.

23 CHAIRMAN GIRARDI: Mr. Majkut?

24 MR. MAJKUT: Aye.

25 CHAIRMAN GIRARDI: Mr. Bedford?

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MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Ayes have it. Moving on. New business CEO Report.

MR. PAROLA: Yes, good morning. We had Vantage which obviously we just addressed as a new item. Mike and I met with a new project developer for Rockville Centre for an existing housing project that they want to extend and put new benefits in. That will be in the next CEO Report, but we are getting activity which is delightful.

I question, and I don't know if you want to discuss it or mull it or e-mail us. We have Main Street in Hempstead Village. You should be aware now that the County can now do projects in the Village of Hempstead. They have finally authorized the appointment of four Village appointees for projects at the County level IDA, so while we

1
2 were the only game in town for an
3 appreciable period that is altered.

4 So my question is, obviously
5 for housing where there is a set
6 aside for needing -- you go
7 sometimes 25-30 years, not usually
8 but we can extend it out, Main
9 Street they say they can't do their
10 project.

11 The question I put before you
12 is where there is a small set aside
13 of 10 percent would the Board be
14 willing to do 25 years for a tenent
15 project. A few have said yes. It's
16 a mix with the Village Group, The
17 Hempstead Village Group. Anybody
18 want to talk about it or e-mail us
19 or think about it?

20 The problem we have is that --

21 CHAIRMAN GIRARDI: Fred, did
22 you circulate the proposed Pilot
23 from staff and the proposed Pilot
24 from the developer?

25 MR. PAROLA: No, because we are

1
2 nowhere near an agreement yet and
3 we've been through four Pilot
4 proposals that they have carried on
5 and the problem is the difference in
6 trying to come to an agreement or
7 something close to an agreement
8 before we give it to you, between
9 20 years and 25 years creates a
10 dramatic abyss where we just can't
11 bridge that problem so that's why
12 I'm seeking some further advice,
13 consultation.

14 CHAIRMAN GIRARDI: That's why
15 I'm asking. If the Board members
16 see the two different pilots to
17 justify, to see how far apart or not
18 far apart -- You don't want too many
19 cooks to spoil the broth, don't get
20 me wrong, but maybe if you get some
21 other input and maybe they could --
22 the Board will see how staff comes
23 up with, you know, with their
24 compromise. It make sense or no?

25 MR. PAROLA: It does. And what

1
2 I can do is show you one Pilot is
3 20, one Pilot is 25 years. Mike,
4 what's the difference?

5 MR. LODATO: I believe it's six
6 million difference.

7 MR. PAROLA: Over the term of
8 the Pilot, the difference of
9 \$6 million of change by any measure
10 so that's how far apart we are.

11 CHAIRMAN GIRARDI: From what
12 you sent me it looks like it's
13 four-and-a-half but maybe I have
14 something different.

15 MR. PAROLA: But it's big
16 numbers.

17 CHAIRMAN GIRARDI: Right.

18 MR. PAROLA: So I can do that.

19 MR. RYAN: I had a question.
20 Have they indicated they are going
21 to the County?

22 MR. PAROLA: No, not yet. But
23 I always feel even if there is, you
24 know, opposition, obviously, from
25 Councilwoman Goosby from the local

1
2 homeowner groups, et cetera, et
3 cetera, from the mayor who's against
4 it, but we've been talking and the
5 problem, of course, is that if we do
6 it, they are not going to get as
7 attractive, I trust, a deal because
8 the County will give away the ranch
9 and they don't care about the
10 homeowners, with all due respect, as
11 much as we do. So that's why we
12 have not put up our hands and
13 stopped negotiating. It's better
14 with us for all the parties, I
15 think.

16 MR. RYAN: I agree. I just
17 don't know whether they made that
18 threat yet as they say.

19 MR. PAROLA: No, they haven't.

20 CHAIRMAN GIRARDI: As an aside,
21 this is the Village of Freeport as
22 well or just Hempstead?

23 MR. PAROLA: No, it's both.
24 But we've never had a problem in
25 Freeport. The man there is very

1
2 cooperative. It's both.

3 CHAIRMAN GIRARDI: So obviously
4 the Village is not going to go --
5 the developer is going to go to
6 where they think they're going to
7 get a better deal.

8 MR. PAROLA: Or a better
9 result, yeah. I mean in sum, yes.
10 It's 25 just so you know.

11 CHAIRMAN GIRARDI: Right.

12 MR. LODATO: The Hempstead
13 Village people, for lack of a better
14 term, Village members, they were a
15 mixed bag when I asked them how they
16 were feeling about it. One of them
17 expressed he would not go over 20.
18 Some of them seemed against it.

19 MR. PAROLA: But we did not
20 broach with them what I'm broaching
21 now in terms of the fact that the
22 developers now have enough pressure.

23 CHAIRMAN GIRARDI: I think
24 maybe they should know that and see
25 the article as well. It seems to be

1
2 we've been conservative --

3 MR. PAROLA: Yes, we have.

4 CHAIRMAN GIRARDI: -- compared
5 to the other IDAs.

6 MR. PAROLA: Agreed. So you
7 know what, as a plan, you know, for
8 justice we'll submit to you later
9 today a 20 and a 25 and what they
10 presented and, you know, then feel
11 free individually to e-mail with
12 some comments or thoughts or
13 questions and we'll go forward from
14 that point if that's acceptable.

15 CHAIRMAN GIRARDI: Just to be
16 clear, you're going to -- staff is
17 going to send two pilots, a 20 and a
18 25, and you're also going to send
19 what the developer suggests?

20 MR. PAROLA: Yes.

21 CHAIRMAN GIRARDI: This way
22 everybody can see how close at that
23 point we are.

24 MR. PAROLA: Sounds like a
25 plan, Mr. Chairman. Thank you.

1
2 CHAIRMAN GIRARDI: Board
3 members have any questions?

4 Next item on the agenda.
5 Consideration of a Ratifying and
6 Confirming Resolution to way the
7 administrative late fees for pilots
8 due to the pandemic.

9 I'll make a motion. Do I have
10 a second.

11 REVEREND MALLETTE: I second.

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

15 REVEREND MALLETTE: Aye.

16 CHAIRMAN GIRARDI: Mr. Marsh?

17 MR. MARSH: Yes.

18 CHAIRMAN GIRARDI: Mr. Majkut?

19 MR. MAJKUT: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Ayes have
23 it. The motion is passed. No old
24 business. Consideration and
25 Adoption of minutes of June 25,

1
2 2020. I'll make a motion to waive
3 reading. Do I have a second to
4 waive the motion. Mr. Bedford?

5 MR. BEDFORD: Aye.

6 CHAIRMAN GIRARDI: Mr. Majkut?

7 MR. MAJKUT: Aye.

8 CHAIRMAN GIRARDI: Mr. Marsh?

9 MR. MARSH: Yes.

10 CHAIRMAN GIRARDI: Reverend
11 Mallette?

12 REVEREND MALLETTTE: Aye.

13 CHAIRMAN GIRARDI: Flo Girardi
14 is an aye. The ayes have it.

15 Next item. Report of the
16 treasurer. Financial Statement and
17 Expenditure List, June 19th to
18 July 16, 2020.

19 REVEREND MALLETTTE: All is
20 well. I just have one question.
21 The payroll liabilities, what does
22 that -- can you just -- what does
23 that mean? I just have a question
24 on that. 3,597.30 on the balance
25 sheet. Is anyone there?

1
2 MR. LODATO: Yeah, we're just
3 looking it over.

4 REVEREND MALLETTE: I just
5 wanted to know what that was. There
6 is an asterisk next to it.

7 MR. LODATO: It's unemployment,
8 Social Security, stuff like that,
9 every time we do the payroll.

10 REVEREND MALLETTE: Oh, I see.
11 Okay. Yeah, all is well. I just
12 had that one question. I just
13 wanted to know what that was.

14 Thank you.

15 CHAIRMAN GIRARDI: Thank you,
16 Reverend. Do we need executive
17 session?

18 MR. RYAN: No need.

19 CHAIRMAN GIRARDI: Before I
20 adjourn the meeting, Next month you
21 think we're going to be in person or
22 we don't know?

23 MR. LODATO: We don't know
24 until the governor's orders come in.
25 We're not sure yet.

1
2 MR. PAROLA: I think the Town
3 is looking in early August to
4 socially distance but perhaps have a
5 live meeting.

6 REVEREND MALLETTTE: You're
7 right about that, Fred. They had a
8 meeting about a week or so ago on
9 the 4th. There is a meeting
10 tomorrow, a special meeting, but
11 August 4th the supervisor indicated
12 that they he wants all the committee
13 members there, department heads, and
14 they will have for those who have
15 public comments in person.

16 CHAIRMAN GIRARDI: Hopefully
17 we'll follow suit. Okay. I'd like
18 to make a motion to adjourn today's
19 meeting. I'll make the motion. Do
20 I have a second?

21 REVEREND MALLETTTE: Second.

22 CHAIRMAN GIRARDI: We'll take a
23 vote. Flo Girardi is an aye.
24 Reverend Mallette?

25 REVEREND MALLETTTE: Aye.

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CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: The ayes
have it. The meeting is adjourned.
Thank you.

MR. PAROLA: Thank you.

(Time noted: 9:20 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 11th day of August, 2020.



DOLLY FEVOLA

1	adjourned [1] - 19:9 administrative [1] - 15:7 Adoption [1] - 15:25 advice [1] - 10:12 AGENCY [1] - 1:6 agenda [3] - 3:21, 6:24, 15:4 ago [1] - 18:8 agree [1] - 12:16 agreed [1] - 14:6 agreement [3] - 10:2, 10:6, 10:7 ALLEN [1] - 2:8 altered [1] - 9:3 answer [1] - 5:23 apart [3] - 10:17, 10:18, 11:10 appointees [1] - 8:24 appointment [1] - 8:23 appreciable [1] - 9:3 Approval [1] - 6:25 approved [1] - 7:9 ARLYN [1] - 2:5 article [1] - 13:25 aside [3] - 9:6, 9:12, 12:20 asterisk [1] - 17:6 Atlantic [2] - 2:17, 5:10 attendance [1] - 3:3 attractive [1] - 12:7 August [3] - 18:3, 18:11, 20:13 authorized [1] - 8:23 Authorizing [2] - 4:5, 4:12 available [1] - 5:23 Avenue [3] - 2:17, 4:7, 5:11 aware [1] - 8:20 aye [24] - 4:24, 5:2, 5:4, 5:6, 6:12, 6:14, 6:18, 6:20, 7:18, 7:20, 7:24, 8:2, 15:13, 15:15, 15:19, 15:21, 16:5, 16:7, 16:12, 16:14, 18:23, 18:25, 19:5, 19:7 eyes [6] - 5:7, 6:23, 8:3, 15:22, 16:14, 19:8	Baldwin [1] - 5:11 Balin [1] - 2:9 Ballard [1] - 5:12 BALLARD [3] - 2:18, 5:14, 5:19 BEDFORD [9] - 2:13, 3:11, 5:6, 6:9, 6:20, 8:2, 15:21, 16:5, 19:7 Bedford [7] - 3:10, 5:5, 6:19, 7:25, 15:20, 16:4, 19:6 benefits [1] - 8:13 better [4] - 12:13, 13:7, 13:8, 13:13 between [1] - 10:8 big [1] - 11:15 BILL [1] - 2:15 BJ's [3] - 7:3, 7:5, 7:11 blood [1] - 20:8 board [1] - 15:2 BOARD [1] - 1:6 Board [8] - 2:10, 4:15, 5:18, 6:2, 7:15, 9:13, 10:15, 10:22 Brennan [1] - 2:8 bridge [1] - 10:11 broach [1] - 13:20 broaching [1] - 13:20 broth [1] - 10:19 business [5] - 3:25, 4:3, 4:4, 8:4, 15:24	16:10, 16:13, 17:15, 17:19, 18:16, 18:22, 19:2, 19:4, 19:6, 19:8 change [1] - 11:9 circulate [1] - 9:22 clear [1] - 14:16 clients [1] - 7:12 close [2] - 10:7, 14:22 comment [1] - 3:21 comments [5] - 3:23, 4:15, 4:16, 14:12, 18:15 committee [1] - 18:12 compared [1] - 14:4 compromise [1] - 10:24 Confirming [1] - 15:6 Consent [1] - 7:2 consent [1] - 7:11 conservative [1] - 14:2 consider [1] - 5:21 consideration [5] - 4:4, 5:9, 6:25, 15:5, 15:24 consultation [1] - 10:13 cooks [1] - 10:19 cooperative [1] - 13:2 Councilwoman [1] - 11:25 counsel [1] - 7:9 County [4] - 8:20, 8:25, 11:21, 12:8 course [1] - 12:5 Court [1] - 1:17 creates [1] - 10:9	1
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