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

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Teleconference

August 27, 2020
9:00 a.m.

B E F O R E: FLORESTANO GIRARDI

Denise Mantekas,
Court Reporter

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

TOWN OF HEMPSTEAD IDA

FRED PAROLA
MICHAEL LODATO
DAN OPPENHEIMER
EDIE LONGO
KARLA GUERRA
ARLYN EAMES
STACEY HARGRAVES
LAURA TOMEO
LAMONT JOHNSON
LORRAINE RHOADS

JOHN RYAN, Ryan Brennan & Donnelly, LLP
BILL WEIR, Nixon Peabody
PAUL OBRIEN, Phillips Lyttle LLP
TODD SHAPIRO, Allen Wax

BOARD OF DIRECTORS

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

MAIN STREET APARTMENTS

DAVID LENO, Rivkin, Radler, LLP
RASHID WALKER

1
2 CHAIRMAN GIRARDI: Is Mr.
3 Oppenheimer here?

4 MR. OPPENHEIMER: Dan
5 Oppenheimer here.

6 CHAIRMAN GIRARDI: Ms. Guerra?

7 MS. GUERRA: Here.

8 CHAIRMAN GIRARDI: Mr. Johnson?

9 MR. JOHNSON: Here.

10 CHAIRMAN GIRARDI: Ms.
11 Hargraves? (Inaudible.) Reverend
12 Mallette?

13 REVEREND MALLETT: Present.
14 I'm here.

15 CHAIRMAN GIRARDI: Mr. Majkut?

16 MR. MAJKUT: Present.

17 CHAIRMAN GIRARDI: Mr. Bedford
18 (Inaudible.)

19 CHAIRMAN GIRARDI: I'm Flo
20 Girardi. I'm here. Mr. Marsh is
21 not going to make today's meeting.

22 MR. RYAN: Hello. It's John
23 Ryan. I just joined the
24 conversation.

25 CHAIRMAN GIRARDI: Okay, John.

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MS. HARGRAVES: Here.

CHAIRMAN GIRARDI: Ms.

Hargraves, very good. So we have Mr. Oppenheimer, Ms. Guerra, Mr. Johnson, Ms. Hargraves, Reverend Mallette, Mr. Majkut, Ms. Vanderhall. I'm Flo Girardi. Mr. Marsh isn't gonna make it. We're waiting for Mr. Bedford. Is he on?

Who is on from staff besides you, Mike?

MR. PAROLA: Everybody is here from staff.

CHAIRMAN GIRARDI: Do we wait a few minutes for Mr. Bedford? What do you think?

MR. PAROLA: No. He knows.

CHAIRMAN GIRARDI: It's 9:02. I'm going to call to order meeting of the Town of Hempstead IDA. We have a quorum.

First item on the agenda is public comment with respect to agenda items.

1
2 Do we have anybody from the
3 public that wants to make a comment,
4 any comments on today's items that
5 are on the agenda?

6 MS. WINSTON: Ms. Winston.

7 MS. GARRY: Kathy Garry.

8 CHAIRMAN GIRARDI: One at a
9 time, please. Ms. Winston, would
10 you like to start?

11 MR. AIN: Martin Ain, A-I-N.

12 MR. MOHAMMED: Shareef
13 Mohammed.

14 MS. HOLLAND: Geraldine
15 Holland.

16 CHAIRMAN GIRARDI: Ms. Winston,
17 please start.

18 MS. WINSTON: Okay. At the
19 last meeting of this IDA held on May
20 the 28th, Mr. Walker was
21 deliberately deceptive when he was
22 asked by this Board whether or not
23 --

24 CHAIRMAN GIRARDI: Ms. Winston,
25 we lost you. All we got was that

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Mr. Walker was deceptive.

MR. PAROLA: Go forward.

MS. WINSTON: Can you hear me now?

CHAIRMAN GIRARDI: Please go on, Ms. Winston.

MS. WINSTON: As to whether or not he had Board approval. That approval with conditions was not granted until June 16th. Because of Mr. Walker's relationship with this project and the Village Planning Board, Mr. Walker is in a unique position to have a significant influence to decisions that go before the planning board with respect to this project. I would like to ask that this Board take into consideration his integrity when they make their decision. I have the minutes of the planning board's meeting, the Village, that I'd like this Board to have.

In addition, I would like to

1
2 give my opinion on this project.
3 This project serves only one purpose
4 (inaudible). It does not
5 constructively or financially
6 benefit this community. It only
7 serves as an eyesore and disturbs
8 and destructs the existing suburban
9 appeal of this village. I am
10 disgusted. Time and time again --

11 CHAIRMAN GIRARDI: There is too
12 much background noise. We can't
13 hear anybody speaking. Please mute
14 your phones. Are your phones
15 ringing in the background?

16 Go ahead, Ms. Winston. I'm
17 sorry.

18 THE REPORTER: You're breaking
19 up. I cannot hear.

20 MS. WINSTON: Where do you want
21 me to start?

22 CHAIRMAN GIRARDI: Where do you
23 want to start?

24 MS. WINSTON: I'm having all
25 these interruptions.

1
2 I am disgusted that time and
3 time again outsiders are forcing
4 their pipe dreams in a community
5 that I live in, have invested in,
6 and I believe in. That's it.

7 CHAIRMAN GIRARDI: Thank you,
8 Ms. Winston.

9 MR. PAROLA: Thank you.

10 CHAIRMAN GIRARDI: Only because
11 I know your name, Ms. Garry, would
12 you like to say something?

13 MS. GARRY: Yes. My name is
14 Katherine Garry. I'm a resident of
15 Rockville Centre and of the Town of
16 Hempstead. I am also a journalist
17 and editor of the Freedom Press as
18 well as a member of the Committee to
19 Save Hempstead.

20 I am here today to call upon
21 you to vote against the proposed
22 Pilot inducement for 257 Main
23 Street. In short, this Pilot is
24 nothing but a black lives don't
25 matter agenda in charge of

1 (inaudible) various intent on
2 converting to an upper class
3 community and displacing and driving
4 out the current black residents.
5 The history of Hempstead's 28
6 Pilots, of which close to 20 are for
7 apartment buildings, shows a clear
8 pattern of systematic economic
9 draining of the Hempstead community
10 and its schools. In a study
11 embracing only 10 of the 20 years
12 that Hempstead has been suffering
13 under apartment house Pilot and
14 based only on a portion, the
15 existing apartment house Pilot
16 determined that a tax listed Village
17 of Hempstead and schools is already
18 over 150 million dollars. This is
19 outrageous and such a devastating
20 loss can never be seen, as the
21 intentions alleged of the
22 legislature never voted to include
23 apartment house Pilots under IDA
24 law. Through these existing Pilots,
25

1 Hempstead has been forced to house
2 an overwhelming number of low income
3 families, families of which low
4 income labor is utilized by the
5 surrounding higher income
6 communities, but these (inaudible)
7 to allow these hardworking people to
8 live in their neighborhoods. Now
9 the powers that control these upper
10 class communities in conjunction
11 with various developers such as the
12 one proposing this project
13 apparently want to force the low
14 income minority population out of
15 Hempstead and out of the county so
16 that the community can increase its
17 tax rates with higher income
18 residents. This is wrong. In this
19 day and age of black lives matter,
20 surely you see that the intended
21 purpose of what is going on in
22 Hempstead to its proposed and
23 racially devastating downtown
24 redevelopment plan of which the 257

1
2 Main Street project is a part and
3 is consistent with. I don't think
4 you would want this project in your
5 community, so please don't
6 facilitate this on the people of
7 Hempstead. I call upon you to vote
8 no for this inducement. Thank you.

9 CHAIRMAN GIRARDI: Thank you,
10 Ms. Garry.

11 Any other comments on this
12 project? State your name one at a
13 time. State your name for the court
14 reporter, please.

15 MS. LANGLOIS: Rosetta
16 Langlois. I've been on since 9:00.
17 Please let me be heard.

18 MS. HOLLAND: And Geraldine
19 Holland is waiting to be heard as
20 well.

21 (Inaudible): I've been on
22 since 9:00 as well, in favor of the
23 project. So what is the order of
24 the speakers?

25 CHAIRMAN GIRARDI: Let's go to

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2 Ms. Langlois.

3 MS. LANGLOIS: Thank you so
4 much. I'd like to join my voice
5 with Mayor Ryan in opposition to
6 this apartment building Pilot. I
7 would like to note that the
8 Hempstead Village already has too
9 many people, has too many Pilots
10 that are not really benefitting
11 their apartment owners because
12 they're paying fair market rent, not
13 benefitting our school district
14 which is being overburdened by the
15 additional so many children without
16 the addition of the tax money to
17 help support the schools to provide
18 it. We've done this more than our
19 fair share of these Pilots. Over
20 60 percent, all 60 percent of our
21 units are apartments. It's time for
22 other surrounding communities to
23 take their share of these
24 apartments. It's time for us as a
25 village and homeowners who are being

1
2 inundated with exceedingly high
3 taxes, more than many other
4 districts. The tenants in the
5 apartments are not getting any
6 benefit of the Pilot. Their rents
7 are the same as everyone else. Our
8 community is being overwhelmed.
9 We're already smothering with 28
10 Pilots. We don't need to continue
11 to have more economic deterioration
12 rather than stimulation. Again,
13 with Mayor Ryan in opposition to
14 this Pilot. Thank you.

15 MR. PAROLA: Thank you, Ms.
16 Langlois.

17 CHAIRMAN GIRARDI: I believe
18 next we have Mr. Holland; is that
19 correct?

20 MS. HOLLAND: Ms. Holland.

21 CHAIRMAN GIRARDI: I'm sorry,
22 Ms. Holland.

23 MS. HOLLAND: That's quite all
24 right.

25 I have been a resident of

1 Hempstead over 70 years. My husband
2 and I are homeowners over 55 years.
3 I would like to join my voice with
4 the mayor of Hempstead in opposing
5 this Pilot for another apartment
6 complex. We are really overcrowded.
7 And as taxpayers that have worked
8 all our lives, we do not get a break
9 in taxes. All of our services are
10 going down here because there's more
11 people that they can keep up with.
12 We would like you to give us
13 consideration. I have other friends
14 too that, you know, we're
15 homeowners, and we're retired, and
16 we need some consideration for our
17 taxes so that we don't get run out
18 of Hempstead. Please give us some
19 consideration. Thank you very much.
20

21 CHAIRMAN GIRARDI: Thank you,
22 Ms. Holland.

23 MS. HOLLAND: I oppose this
24 project.

25 CHAIRMAN GIRARDI: Mr. Ain?

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2 MR. AIN: I am a property owner
3 in the area of Hempstead and the
4 redevelopment zone and have an
5 interest in 257 Main Street as well.
6 I also have an interest where Mill
7 Creek built the apartment house on
8 the corner. I was one of the people
9 involved in that project. As a
10 result of the Mill Creek building
11 that was built, Main Street, which I
12 call the land that time forgot, I
13 was able to get rid of a strip club,
14 was able to take a burned out
15 apartment house across the street
16 and redevelopment for Section 8
17 Housing, and the merchants along the
18 street there all have redone their
19 buildings, for the most part. Some
20 are still being redone as we talk.
21 This is all as a result of one
22 apartment house being built.
23 Because of the success of that
24 apartment house, developers now come
25 along looking to build something

1
2 similar at 257 Main Street. It is
3 imperative that this redevelopment
4 zone is redeveloped. That's why
5 it's part of the development zone.
6 Redevelopment is important in
7 apartment houses. You're next to
8 the bus terminals, next to the train
9 stations. If this is not the ideal
10 spot for redevelopment, then nowhere
11 in Hempstead is going to be well
12 received for redevelopment. If you
13 ask developers not to participate in
14 some type of program as we're here
15 talking about today, if they are
16 coming up with their own money, they
17 can just as well take their money to
18 a different area. Nothing says they
19 have to be in Hempstead. As a
20 result of that and the lack of
21 funds, that's why you're seeing
22 hardly any development going on in
23 Hempstead at all. It is imperative
24 that this continue, the building
25 that's being done, the redevelopment

1 that is being done continue.
2
3 Unfortunately, there are a group of
4 people out there that don't
5 understand real estate taxes, how
6 they come along, who is paying for
7 what, and there is tremendous
8 misconception. The fact of the
9 matter is that the buildings that
10 are existing that would be replaced
11 by this development, some of them
12 that I'm aware of, have had their
13 taxes cut every year for 20 years.
14 People are not renting. People are
15 not coming to the area. The tax
16 base has been dwindling. The only
17 way you can get it up is with
18 redevelopment. Redevelopment will
19 cause more development and more
20 development. That's what Hempstead
21 needs. It can't be a place where
22 developers are told we don't want
23 you here. That's what's going on.
24 It's 20 years we're into
25 redevelopment zone and nothing is

1
2 getting redeveloped to speak of. So
3 for the sake of Hempstead, the sake
4 of raising taxes, because these
5 buildings are short term tax
6 benefits, not long term, not
7 forever, short term, the long term
8 is that Hempstead will benefit.
9 People will benefit with a better
10 area to live in, better housing.

11 CHAIRMAN GIRARDI: Thank you,
12 Mr. Ain.

13 MR. AIN: Thank you very much.

14 CHAIRMAN GIRARDI: Anybody
15 else?

16 MR. GARA: I called in. My
17 name is Jeff Gara. I'd like to
18 participate if I could be heard.
19 I'm a resident of the Village of
20 Hempstead.

21 MR. WINTHROP: Alex Winthrop
22 also.

23 CHAIRMAN GIRARDI: Go ahead,
24 Mr. Gera.

25 MR. GARA: Thank you. I'm

1 calling as a resident of the Village
2 of Hempstead. I'd just like to
3 consider or have my voice heard with
4 regards as to the Main Street
5 project. As the gentleman before me
6 said, I don't think anybody is
7 disputing that redevelopment is
8 something that should be encouraged,
9 but we have before you today not a
10 short term tax benefit but a 25-year
11 tax benefit for this project that
12 will bring in new residents, and
13 according to their own papers, won't
14 address the residents that are here,
15 and the burden of this redevelopment
16 will be squarely on the residents
17 that are here. But as the parties
18 know, we're in the middle of a
19 pandemic infrastructure stress, and
20 properties are dwindling. To give
21 this project such a long tax benefit
22 is I believe countered to the
23 fiduciary duties to the Board, and I
24 would encourage the Board to vote
25

1
2 no. That's all. Thank you.

3 CHAIRMAN GIRARDI: Thank you,
4 Mr. Gara.

5 Mr. Winthrop?

6 MR. WINTHROP: Yes. Good
7 morning. The purpose I thought of a
8 Pilot was to create jobs. We have
9 an enormous amount of apartment
10 buildings here in Hempstead right
11 now that's on the Pilot program.
12 Redevelopment, everybody is looking
13 for redevelopment. Everybody is
14 looking for some type of project;
15 however, we are looking for Pilots
16 that is going to create jobs for the
17 residents for the Village of
18 Hempstead, and I'm certain that
19 apartments do not create full-time
20 jobs, maybe one or two. Without
21 being redundant, I'm going to stop
22 right there. What everybody else
23 said, I was going to repeat the same
24 thing, so there is no sense in going
25 over it. Thank you.

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2 CHAIRMAN GIRARDI: Thank you,
3 Mr. Winthrop.

4 MS. GRIFFITH: I would like to
5 speak. My name is Clariona
6 Griffith. I'm the president of the
7 Hempstead Chamber of Commerce. I
8 want to just let you guys know that
9 I vote no to redevelopment. I don't
10 want to go back to what everybody
11 said but, the bottom line is that
12 putting more apartment buildings and
13 not having more schools is not
14 helping our community; nevertheless,
15 it's not bringing jobs. We have
16 empty buildings here with no
17 business inside of it, so this is
18 not going to help, just having
19 apartment buildings, 'cause we're
20 bringing more people into the
21 community, and it's not helping if
22 we don't have a plan; nevertheless,
23 the rent alone is not, you know,
24 helping the people that are in the
25 community. It's not bringing any

1
2 kind of jobs or businesses into the
3 vacant spaces that we have. Thank
4 you.

5 CHAIRMAN GIRARDI: Thank you,
6 Ms. Griffith.

7 MR. MOHAMMED: Aubrey Mohammed.
8 I am a community advocate and
9 activist in Hempstead. I'm running
10 for mayor of the Village of
11 Hempstead March, 2021. This 30-year
12 multi tax breaks and Pilots on
13 apartment buildings at 257 Main
14 Street is unneeded for current
15 residents (inaudible) developers
16 utilizing racist (inaudible) tax
17 breaks to subsidize in our endeavors
18 in the midst of the world's
19 financial crisis since the Great
20 Depression, 1929. 30 million
21 Americans are unemployed and 40
22 million are under employed,
23 especially in concentrated poverty
24 centers like Hempstead. These 30
25 million unemployed have not received

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2 substantial unemployment payments
3 and facing mass evictions from their
4 homes. Many small businesses will
5 never open their doors again. Our
6 rich further concentrate wealth into
7 the (inaudible) these businesses
8 into monopolies, like Amazon, one of
9 the greatest wealth transfers in
10 history. Our (inaudible) economic
11 system favors a booming Wall Street
12 while crushing Main Street. We will
13 come to reckon with Main Street as
14 more common folk wake up and up
15 route inequities in Hempstead. This
16 is bad business that is (inaudible)
17 of black Hempstead. Thank you for
18 your time.

19 CHAIRMAN GIRARDI: Thank you,
20 Mr. Mohammed.

21 MR. STITH: Randy Stith.

22 CHAIRMAN GIRARDI: Go ahead,
23 Mr. Stith.

24 MR. STITH: Good morning. One,
25 I would like to say thank you to Ms.

1
2 Garry for letting us know. It's my
3 understanding that we have four
4 people from the Incorporated Village
5 of Hempstead who serve on the IDA.
6 I've spoken this before, but if it
7 had not been for Ms. Garry, a lot of
8 people on the call today would not
9 know about this meeting.

10 Secondly, I pay attention a lot
11 to the Incorporated Village of
12 Hempstead and the surrounding area.
13 When I look at the neighboring
14 communities like Garden City or West
15 Hempstead, South Hempstead,
16 Uniondale, Rockville Centre, I don't
17 see any apartment buildings being
18 built at the rate that they're
19 trying to be built here in
20 Hempstead. Also, after serving on
21 the school board, I actually know
22 how the school district does not
23 benefit from Pilot agreements, not
24 just the school district, but the
25 Village itself is not benefitting

1 from Pilot agreements. These
2 apartment buildings that are getting
3 Pilots, they don't pay their fair
4 share, but yet our police services
5 aren't getting any money, and we
6 know we need more services if we're
7 going to have more people in the
8 Village. Our fire department aren't
9 getting more money if we're gonna
10 have to render more services if
11 people are going to be renting
12 apartments. Nobody is actually
13 benefitting that is actually already
14 living here in the Incorporated
15 Village of Hempstead. And this is a
16 village. It appears as if people
17 want to turn it into a city, but the
18 village is too small to be ran like
19 a city. In the current apartment
20 buildings, who currently hold actual
21 apartment buildings that are not
22 kept in conditions that are
23 appealing to viewers. Why would we
24 still give more Pilot agreements out
25

1
2 if it's not benefitting the
3 residents already, not benefitting
4 our schools, if it's not giving a
5 relief to the taxpayers already in
6 the Incorporated Village of
7 Hempstead? I join the mayor's
8 opposition in this. We do support
9 redevelopment, but we're looking for
10 commercial. We're looking for
11 things that can bring employment to
12 our residents. I don't see how
13 apartment buildings can offer our
14 residents any employment
15 opportunities. Again, we're already
16 over populated and we don't have
17 enough, you know, infrastructure to
18 sustain as it is. People are
19 actually leaving the Village because
20 they're tired of the Village.
21 Again, I look around to our
22 neighboring community. We don't
23 mimic what we see in Rockville
24 Centre, Garden City, Uniondale.

25 CHAIRMAN GIRARDI: Thank you,

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2 Mr. Stith. This is Flo Girardi.
3 We've had 10 people speak on this
4 issue. I think that's quite enough
5 people. Is there anybody else left?

6 MR. AIN: Yep. Can I add to
7 what I said before? This is Mr.
8 Ain.

9 MR. PAROLA: No.

10 CHAIRMAN GIRARDI: No. I'm
11 sorry. You were quite lengthy.

12 Next order of business.
13 Village of Freeport has no new
14 business. We're going to move on
15 to, again, 257 Main, Consideration.
16 I'm going to induce a resolution for
17 Main Street Apartment. They have a
18 presentation that is supposed to
19 take place.

20 MR. LENO: Good morning,
21 Mr. Chairman, members of the Board.
22 My name is David Leno, from the Law
23 Firm of Rivkin, Radler. I'm here
24 this morning on behalf of Main
25 Street Apartments LLC in connection

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2 with the property located at 257
3 Main Street in the Village of
4 Hempstead. We are here obviously
5 for a preliminary inducement in an
6 effort to seek benefits from the
7 Town of Hempstead IDA for a sales
8 tax exemption, exemption for
9 mortgage recording taxes as well as
10 a Pilot.

11 On behalf of the applicant, I
12 have Rasheed Walker who is also on
13 the call who is the company contact
14 for this transaction. Mr. Walker is
15 available to answer any questions or
16 concerns the Board may have with
17 regard to this project.

18 As you know, a similar form of
19 this application has been before the
20 Board before under Wood Partners.
21 While some of the participants in
22 the transaction have changed, the
23 desire to get this project done has
24 not waned over the past several
25 years. The project that is now

1
2 imagined before you consists of 173
3 rental units. 10 percent of those
4 units are required to be set aside
5 for workforce housing units. The
6 breakdown of those units comes down
7 to about 39 studio units, 106
8 one-bedroom apartments, and 28
9 two-bedroom apartments. All of
10 these units will be market rate
11 except for the 10 percent set aside
12 that I mentioned.

13 While this project is similar
14 to other projects that have been
15 built in the Village of Hempstead,
16 this development does have a
17 significant importance. Number one,
18 it's going to diversify the housing
19 stock in the Village. Based on
20 multiple conversations and
21 interactions with the Village and
22 Village planners, there is a need
23 for market rated houses. And more
24 correctly, there is a need for
25 market rate housing that is of a

1
2 higher quality, that is newer, and
3 that is more conducive towards the
4 population of the Village of
5 Hempstead.

6 While there are many current
7 apartment buildings that are located
8 within the Village of Hempstead, we
9 feel that by allowing this project
10 to move forward you are setting the
11 bar higher to increase the quality
12 and the living conditions that are
13 going to be set forth in the
14 apartments in the Village.

15 MR. PAROLA: Excuse me. David,
16 your application has 166 units.
17 You're telling us now 173?

18 MR. LENO: Correct. It's 173
19 based on the allocation of the
20 square footage between the units.
21 While the unit count has gone up,
22 those several units, it does not
23 impact the economic impact analysis
24 that was performed and does not
25 significantly change any of the

1
2 numbers that we have talked about
3 prior to today.

4 MR. PAROLA: I think this
5 should be tabled until proper
6 application is amended. That is
7 incorrect with what Mr. Leno is
8 saying. It does impact. You've got
9 another seven units. I think the
10 Board should table it.

11 The application says 166. The
12 abstract when they presented it said
13 156. Now we've got 173. You can't
14 proceed with information that is
15 incorrect going in.

16 MS. VANDERHALL: This is
17 Cherice Vanderhall. I'd like to
18 move to table if there is a conflict
19 in the document.

20 CHAIRMAN GIRARDI: Okay. I'm
21 going to take a vote.
22 Mr. Oppenheimer?

23 MR. OPPENHEIMER: I vote yes to
24 table the resolution.

25 CHAIRMAN GIRARDI: Ms. Guerra?

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MS. GUERRA: Aye.

CHAIRMAN GIRARDI: Mr. Johnson?

MR. JOHNSON: Aye.

CHAIRMAN GIRARDI: Ms.

Hargraves?

MS. HARGRAVES: Aye.

CHAIRMAN: Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall is aye.

Mr. Bedford, are you here?

MR. BEDFORD: Yes, I am.

CHAIRMAN GIRARDI: What is your
vote?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Motion
granted.

Next item on the agenda.

(Inaudible:) May I step in with
a comment? This is (inaudible).

CHAIRMAN GIRARDI: What was
your name again?

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2 MR. PAROLA: No, there are no
3 comments. Time is over.

4 CHAIRMAN GIRARDI: We tabled
5 the application. We have to move on
6 to the next.

7 There are also concerns with
8 Hempstead Village. Mr. Parola, I
9 believe you're going to give us the
10 3-year Pilot Review on Alphamore, 50
11 Clinton Street, Hempstead 209, 209
12 Front Street.

13 MR. PAROLA: Pursuant to State
14 law, of course any project in
15 Freeport and/or Hempstead must be
16 reviewed every three years. With
17 respect to the first one, Alphamore
18 LLC, the analysis indicates there is
19 no change.

20 THE REPORTER: I'm getting a
21 terrible echoing.

22 MR. PAROLA: There is.

23 MS. COOPER: Hello? This is
24 Ms. Cooper. I would like to speak
25 when it's appropriate.

1
2 CHAIRMAN GIRARDI: Go ahead,
3 Mr. Parola.

4 MR. PAROLA: No. There is no
5 additional public comment. Main
6 Street has been adjourned.

7 MS. COOPER: Who am I speaking
8 to?

9 MR. PAROLA: This is Fred
10 Parola, the CEO.

11 MS. COOPER: Okay. I would
12 like to make a statement.

13 CHAIRMAN GIRARDI: There is no
14 more public comment on 257 Main
15 Street. It has been adjourned for
16 today.

17 MR. PAROLA: Be well.

18 MS. COOPER: I look forward to
19 seeing you soon.

20 MR. PAROLA: We're here.

21 Moving right along, again, we
22 see no change, no major change in
23 assessment. There is no change in
24 the building or their promises. To
25 our review and staff, it has

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sustained the review process.

MS. COOPER: What does that mean?

MR. LODATO: Who is speaking?

MS. COOPER: My name is Arlene Cooper.

MR. LODATO: Ms. Cooper, this is a totally different matter. This has nothing to do with 257 Main.

MS. COOPER: 257 Main will be returned at another time?

MR. LODATO: Correct. It's been tabled.

MS. COOPER: Thank you. I'm going to get off the line now. Thank you.

MR. PAROLA: Be well.

(INAUDIBLE): I have a question regarding 50 Clinton.

MR. LODATO: Who is speaking? We are not taking public comment on a review. Sorry. This is only for Board. We're only speaking to the Board.

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2 MR. PAROLA: The findings with
3 respect to 50 Clinton are the same.
4 No major change in assessment or in
5 taxes, so that is the same. 209
6 Front Street is also in the same
7 category. All three pass the review
8 for their first 3-year review. We
9 don't need a vote.

10 CHAIRMAN GIRARDI: Onto new
11 business. The Hempstead Village
12 people are encouraged to stay on if
13 they would like.

14 Consideration of a Mortgage
15 Refinance for the Promenade at
16 Central, 49 Central Avenue, Valley
17 Stream.

18 Does the Board have any
19 questions on the mortgage refinance
20 of Central Avenue, Valley Stream?

21 There's no questions. I'm
22 going to make a motion.

23 MS. VANDERHALL: Cherice
24 Vanderhall. I second.

25 CHAIRMAN GIRARDI: Reverend

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Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: And Flo

Girardi is an aye.

Next item on the agenda, CEO
Report.

MR. PAROLA: No major changes.
We have had a number of requests for
projects. Actually an apartment
building in Inwood came in yesterday
that did not make the report
(inaudible). It looks like a very
good project, an area that is
blighted severely on Bayview Avenue.
Other than that, I guess it speaks
for itself with no major change.

CHAIRMAN GIRARDI: Very good.

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No questions?

Next item, Consideration of a Resolution for Massa & Associates to perform Actuarial Services for the Agency.

Do you want to give us a quick background?

MR. PAROLA: Go ahead, Mike. I'll let Mike have a shot.

MR. LODATO: It's required by law every two years, I believe, we have to do an actuarial report for the employees of the agency to make sure there are funds set aside for retirement. We are up to do this again. The company we used to work with no longer does small agencies such as ours. They now only do large businesses. We reached out to a couple. Massa & Associates came back with a very favorable review and a good price point as well, so we wanted to get that on the agenda to move forward with the actuary

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2 report for this year.

3 CHAIRMAN GIRARDI: I'll make a
4 motion (inaudible).

5 REVEREND MALLETTE: Second.

6 CHAIRMAN GIRARDI: I'll take a
7 vote. Reverend Mallette?

8 REVEREND MALLETTE: Aye.

9 CHAIRMAN GIRARDI: Mr. Majkut?

10 MR. MAJKUT: Aye.

11 CHAIRMAN GIRARDI: Ms.
12 Vanderhall?

13 MR. LODATO: She had to leave
14 early. She's probably gone.

15 CHAIRMAN GIRARDI: Mr. Bedford?

16 MR. BEDFORD: Aye.

17 CHAIRMAN GIRARDI: Flo Girardi
18 is an aye. Motion has passed.

19 Next item on the agenda,
20 Consideration of a Resolution to
21 provide working capital to assist
22 small & minority businesses through
23 the TOH IDA Small Business
24 Assistance Loan Program.

25 MR. PAROLA: Our intent here is

1
2 to give back, so we are going to
3 commit \$525,000 to both a general
4 small business program to assist
5 small businesses at low rate loans
6 as well as to cut aside a portion of
7 that money for minority and for
8 women only businesses. We have been
9 working in conjunction with both the
10 supervisor's office as well as with
11 Pursuit which is a professional
12 lending. They do a lot of good
13 work. They would obviously help us
14 administer this program. They can
15 more readily obtain businesses who
16 can't otherwise get loans.
17 Obviously, we will do the same from
18 our offices, but they have the
19 network, the larger umbrella to do
20 that. We think this is being done
21 in a number of locations around the
22 state, but considering what we are
23 facing as a country and as a region,
24 I believe this is a wonderful
25 initiative.

1
2 CHAIRMAN GIRARDI: Two
3 questions.

4 MR. PAROLA: Sure.

5 CHAIRMAN GIRARDI: Who sets the
6 parameters for the loan? And is any
7 of the loan amount forgivable?

8 MR. LODATO: The parameter is
9 set by us essentially, but Pursuit
10 and (inaudible).

11 MR. PAROLA: We discussed with
12 Pursuit initially, you know, just
13 giving a grand away, no interest,
14 and they in their expertise
15 instructed us, as well as the
16 supervisor's office, well, that
17 might look good but, you know,
18 politician's play their game. This
19 is a better approach because there
20 are many good businesses that can
21 sustain and we would probably have
22 an interest rate of 6 or 7 percent.
23 But for a business that needs a loan
24 and can't get it, that is very
25 manageable. Also, it identified by

1
2 the nature of the application
3 businesses that can actually sustain
4 that rate of interest and pay back
5 the monies, to answer your question
6 directly. Ultimately you will set
7 the perimeters. This is just the
8 resolution to establish it. Next
9 month we will have a more formal
10 contract with Pursuit and move
11 forward.

12 MR. LODATO: I just wanted to
13 say one thing. The LDC and the IDA
14 are both looking to take this on and
15 they will be splitting the cost. So
16 the money being set aside to do this
17 program will partially come from the
18 IDA and partially come from the LDC.
19 The 525 Mr. Parola spoke of is not
20 all just coming from the IDA. It's
21 225 from the IDA and 300 from the
22 LDC.

23 CHAIRMAN GIRARDI: Thank you,
24 Michael.

25 MR. OPPENHEIMER: I just wanted

1
2 to ask if this will be available to
3 the Village of Hempstead as well.

4 MR. PAROLA: Any business that
5 can qualify in the Town of Hempstead
6 is eligible for this program.

7 MR. OPPENHEIMER: Thank you.

8 REVEREND MALLETTE: I'd like to
9 make a motion to move.

10 MR. PAROLA: You want to move
11 this?

12 REVEREND MALLETTE: Well, I'm
13 voting in favor.

14 CHAIRMAN GIRARDI: Reverend
15 Mallette made a motion. Flo Girardi
16 is gonna second.

17 I'll take a vote. Reverend
18 Mallette is an aye.

19 REVEREND MALLETTE: Aye.

20 CHAIRMAN GIRARDI: Mr. Majkut?

21 MR. MAJKUT: Aye.

22 CHAIRMAN GIRARDI: Mr. Bedford?

23 MS. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: And Flo
25 Girardi is an aye.

1
2 The next item on the agenda,
3 old business. There is no old
4 business.

5 Consideration and Adoption of
6 the Minutes of July 23, 2020. I'll
7 make the motion to waive the reading
8 of the Minutes.

9 REVEREND MALLETT: Second.

10 CHAIRMAN GIRARDI: Mr. Majkut?

11 MR. MAJKUT: Aye.

12 CHAIRMAN GIRARDI: Mr. Bedford?

13 MR. BEDFORD: Aye.

14 CHAIRMAN GIRARDI: Flo Girardi
15 is an aye.

16 Next item on the agenda,
17 Consideration and Adoption of the
18 Minutes of July 27, 2020.

19 I'll make a motion to move it.

20 REVEREND MALLETT: Second.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Mr. Bedford?

24 MR. BEDFORD: Aye.

25 CHAIRMAN GIRARDI: Flo Girardi

1
2 is an eye.

3 Next item on the agenda, Report
4 of the Treasurer. Financial
5 Statements and Expenditure List July
6 17 through August 20, 2020.

7 REVEREND MALLETT: Looking at
8 the report, it all looks well.
9 Everything looks in order.

10 CHAIRMAN GIRARDI: Next item,
11 Draft Preliminary Budget for 2021.
12 Does the staff wanna pick that up?

13 MR. PAROLA: We're moving along
14 with respect to budget for next year
15 as well as going out (inaudible) as
16 well as financial plan. By next
17 month we will be able to present it.

18 MR. LODATO: The preliminary
19 draft report will result in the
20 actual draft next month to the
21 committee and then to the Board.
22 It's pretty conservative. We do
23 this every year. Just have to go to
24 you guys. Then we go to the
25 committee the month after

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(inaudible).

CHAIRMAN GIRARDI: Any questions from the Board? If there are no questions, I'm going to make a motion to close today's meeting. Can I get a second?

REVEREND MALLETT: Second.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi is an aye. The meeting is closed.

(Time noted: 9:45 a.m.)

CERTIFICATION

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

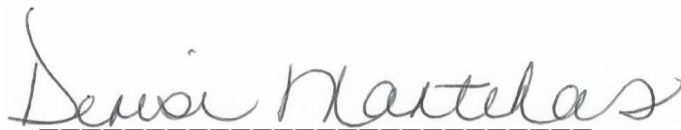
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

THAT the within transcript is a true record
of the testimony given by said witness.

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 28th day of August,
2020.



DENISE MANTEKAS

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