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

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Teleconference
September 24, 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
CHERICE VANDERHALL
JAMES MARSH

MAIN STREET APARTMENTS

DAVID LENO, Rivkin, Radler, LLP
RASHID WALKER

1
2 CHAIRMAN GIRARDI: I'm going to
3 take a quick attendance before I
4 open the meeting.

5 Mr. Oppenheimer?

6 MR. OPPENHEIMER: Aye.

7 CHAIRMAN GIRARDI: Mr. Johnson?

8 Ms. Guerra, obviously.

9 Ms. Hargraves?

10 MS. HARGRAVES: Here.

11 CHAIRMAN GIRARDI: Reverend
12 Mallette?

13 REVEREND MALLETT: Good
14 morning.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Yes, present.

17 CHAIRMAN GIRARDI: Mr. Bedford?

18 Mr. Majkut?

19 MR. MAJKUT: Present.

20 CHAIRMAN GIRARDI: Ms.
21 Vanderhall?

22 I'm Flo Girardi.

23 Once again, Mr. Johnson?

24 MR. JOHNSON: Here.

25 CHAIRMAN GIRARDI: Mr. Bedford?

1
2 MR. LODATO: He's not coming.
3 He is not available today.

4 CHAIRMAN GIRARDI: I'd like to
5 remind everybody to please say their
6 name before they speak for the court
7 reporter.

8 I'd like to call to order the
9 Town of Hempstead Industrial
10 Development Agency meeting to order.
11 We have a quorum.

12 Does anybody have public
13 comments on any of the agenda items?

14 MR. AIN: Yes.

15 CHAIRMAN GIRARDI: Name,
16 please.

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

18 MR. LODATO: There was a
19 pre-registration. Nobody
20 pre-registered to speak.

21 CHAIRMAN GIRARDI: Mr. Ain
22 spoke at the last meeting. We'll
23 give him a few minutes, if you don't
24 mind.

25 Go ahead, Mr. Ain.

1
2 MR. AIN: Am I speaking now on
3 the project?

4 CHAIRMAN GIRARDI: Yes. Well,
5 you can speak on whatever you want,
6 anything that is on the agenda.

7 MR. AIN: This is regarding the
8 apartment house on Main Street. I'm
9 one of the owners of one of the
10 (inaudible) that were put together
11 to build this apartment house. I'd
12 just like to say that this
13 redevelopment has been going on on
14 part of this property since 1990.
15 The street has been a total disaster
16 until an apartment house
17 (inaudible). This is the part that
18 has not been redeveloped. This is
19 an opportunity to complete one block
20 of the redevelopment project. My
21 property is the building (inaudible)
22 currently occupied by a church. I
23 am 80 years old. I'm looking to
24 retire and sell the property and I
25 have a waiting buyer which is the

1
2 church. If I'm forced to sell to
3 the church because this project is
4 denied, the taxes will, of course,
5 be removed from the property. The
6 property will never be developed in
7 such a manner that I feel will be an
8 additional benefit to the community.
9 Can you hear me okay?

10 CHAIRMAN GIRARDI: Yes. Go
11 ahead, Mr. Ain.

12 MR. AIN: So if this project
13 does not go through, I will
14 basically be forced to sell to the
15 church which certainly will not
16 benefit the area. I have been in
17 touch with the surrounding single
18 family houses. I have a 100 percent
19 cooperation as a go forward with
20 this project from all of the people
21 I spoke to in the area that do not
22 want to see industry there, do not
23 want to see it turned into a strip
24 mall, and I feel that the existing
25 parking (inaudible). I am

1
2 absolutely in favor of this
3 property. Since I've owned the
4 property, which has been in the
5 1980s, the taxes on the property
6 have dwindled and have almost been
7 reduced to no value whatsoever.
8 This is a chance to get the property
9 back onto the tax rolls, you know,
10 for the Village to benefit, for the
11 community to benefit. It's a plus,
12 plus win for everybody in the
13 community and I am hoping that this
14 project will develop and will go
15 through. Nobody is harmed.
16 Everybody benefits. It's a win, win
17 for the Village, a win for the
18 developers, a win for the property
19 owners, a win for your group, which
20 is there to promote these types of
21 projects, so I'm hoping that the
22 Board will vote yes.

23 CHAIRMAN GIRARDI: Thank you,
24 Mr. Ain.

25 MR. PAROLA: Thank you.

1
2 MR. LODATO: I just want to
3 make sure, we have Paul O'Brien and
4 Bill Weir on, correct? It's just
5 for Denise to write your name down.

6 MR. O'BRIEN: Yes, Paul O'Brien
7 is here.

8 MR. WEIR: And William Weir is
9 here.

10 MR. RYAN: John Ryan is here
11 too.

12 MR. LODATO: If you're going to
13 speak, please say your name and
14 spell your last name for the court
15 reporter. Sorry. Go ahead.

16 CHAIRMAN GIRARDI: Next item.
17 Village of Freeport. There is no
18 new business.

19 Village of Hempstead.
20 Consideration of an Inducement
21 Resolution for Main Street
22 Apartments, 257 Main Street,
23 Hempstead. It was tabled from the
24 August 27th meeting.

25 Anybody here from Main Street?

1
2 Mr. Walker, Mr. Leno?

3 MR. LENO: Good morning,
4 Mr. Chairman, members of the Board.
5 My name is David Leno from the Law
6 Firm of Rivkin, Radler. Office is
7 at 926 RXR Plaza, Uniondale, New
8 York 11556.

9 I'm here this morning on behalf
10 of Main Street Hempstead Apartments
11 LLC in connection with the property
12 located at 257 Main Street in the
13 Village of Hempstead. We are here
14 before you today seeking a
15 preliminary inducement in an effort
16 to seek benefits from the Town of
17 Hempstead IDA, including sales tax
18 exemption, exemption from mortgage
19 recording tax, as well as a Pilot.
20 On behalf of the applicant, I have
21 the development partner, Rashid
22 Walker, who I will introduce shortly
23 with regard to this project.
24 Mr. Walker is available to answer
25 any questions or concerns that the

1
2 Board may have.

3 It should be noted that a
4 similar form of this application was
5 before this Board in the past and
6 the prior iteration of the
7 application was under Wood Partners.
8 At that time, the Board was inclined
9 to induce a resolution for a 15-year
10 Pilot at that time. While some of
11 the participants have changed, the
12 desire to get this project
13 completed has not waned. The
14 project is now imagined as 173
15 rental units. I know there was a
16 little bit of a misunderstanding at
17 the last hearing. For clarity
18 purposes, it's 173 rental units.
19 10 percent of the units are to be
20 used for workforce housing units.
21 The unit breakdown is going to be 39
22 studio units, 106 one bedroom and 28
23 two-bedroom units. As we stated,
24 all of the units will be market rate
25 except for the 10 percent set aside

1
2 for workforce housing.

3 While there are other projects
4 in the Village of Hempstead that are
5 similar, this project does have a
6 particular importance. Number one,
7 it's going to diversify the amount
8 of quality housing stock in the
9 Village. Based on multiple
10 conversations and interactions with
11 the Village at a planning level for
12 this project, the need for updated
13 and modern market rate housing was
14 made abundantly clear. While there
15 might be an inventory of certain
16 aspects of multi-family housing, the
17 need for new, modern updated and
18 improved market rate housing is
19 obviously clear.

20 Also, this project being
21 inclusive which integrates
22 affordable housing into a market
23 rate project is also significantly
24 important. This project puts those
25 two elements together. However, in

1 building a diversity of housing
2 stock and building market rate and
3 affordable units at the same site,
4 it does require some additional
5 consideration. As the past several
6 years have indicated, project
7 investors will not support this type
8 of project or this endeavor on just
9 a 15-year Pilot. The access to a
10 longer Pilot is needed to make this
11 project financeable and buildable.
12 Several financing entities including
13 JP Morgan and Goldman Sachs have
14 passed on the project in the past
15 because of a lack of a long term
16 sustainable Pilot. However, based
17 on the diligence of the Town of
18 Hempstead IDA staff and our team,
19 we've been able to put together a
20 proposed Pilot that will work for
21 our clients and will work for the
22 equity players to make sure that
23 this project can move forward.
24

25 With the approval of the

1
2 proposed Pilot, the Town of
3 Hempstead IDA will be treating this
4 project as it has treated other
5 similarly situated projects in the
6 past including Mill Creek
7 Residential. It will also be
8 following the trend that both the
9 Town of Hempstead and Nassau County
10 IDA have followed with regard to
11 recent projects, and you can only
12 look to the projects that are on
13 line in Mineola, upcoming in the
14 Village of Lynbrook, Garden City and
15 Rockville Centre as an indicator
16 that this IDA has approved these
17 types of Pilots in the past for this
18 type of use for this type of
19 important work that is needed to
20 improve the community.

21 Finally, it should be noted
22 that during the past five, probably
23 more years, there has not been any
24 other interest in this parcel. I
25 know that there have been

1
2 conversations in the past that
3 re-zoning this parcel or a desire to
4 get this parcel to be used for
5 office or some kind of retail use
6 was desirable by certain people in
7 the Village; however, that has never
8 materialized. The market has never
9 materialized for any other use other
10 than my client's proposed use of the
11 site.

12 As was stated, the site is
13 currently made up of a storefront
14 church that leases a portion of the
15 property and vacant parking lots.
16 If our client does not purchase the
17 property and move forward with the
18 development, we have been advised by
19 the sellers that the property will
20 be sold to the church. And while
21 there is, you know, while there
22 might be opposition to Pilots in
23 general, the only thing that would
24 be worse to the economic standing of
25 the Village, you know, rather than a

1 Pilot would be another exempt piece
2 of property in the Village of
3 Hempstead that would not be
4 contributing any tax revenue to the
5 bottom line. This project will be
6 tax positive. It will not increase
7 the level of school age children in
8 the school district in a material
9 way, as the reports have indicated.
10 And as also indicated in the Camoin
11 Report, the project will have a
12 significant economic benefit to the
13 Village of Hempstead. And also,
14 especially in this type of COVID,
15 this project will bring much needed
16 construction jobs to the Village and
17 will be a benefit to the community
18 in general.

19
20 At this time, I'd like to ask
21 Rashid Walker just to discuss some
22 points of the project in greater
23 detail.

24 Mr. Walker?

25 MR. WALKER: Good morning.

1
2 Rashid Walker. Thank you, David,
3 for explaining the project. Again,
4 my name is Rashid Walker. I am the
5 development partner for the project.

6 Contrary to what has been said
7 in the past about me being an
8 outsider, in fact, I do live in the
9 Village of Hempstead, as I have, you
10 know, for the past 45 years. As a
11 resident of the Village of
12 Hempstead, I'm very concerned about
13 the amount of taxes that we
14 residents pay in the Village. As
15 Mr. Leno suggested, one of the
16 reasons I believe we pay so much in
17 taxes is because of the amount of
18 tax exempt properties that are in
19 the Village of Hempstead. And as
20 you've heard today, if this doesn't
21 move forward, the property will be
22 sold to the church that is currently
23 renting the property, therefore, be
24 another property off of the tax
25 rolls. That means that, you know,

1
2 the tax burden for the taxpayers
3 that are in the Village of Hempstead
4 would only just increase. The good
5 news is that if the Board induces
6 the project as they have done in the
7 past, the residents of the Village
8 of Hempstead would benefit. In
9 fact, if the Board does agree to
10 grant IDA benefits, the Village of
11 Hempstead would receive 4.6 million
12 dollars in revenues over the term of
13 the Pilot. That does not include
14 the \$750,000 that my partners and I
15 have committed to the Village of
16 Hempstead to upgrade its aging water
17 and sewer infrastructure.

18 As Mr. Leno mentioned, the IDA
19 commissioned an economic impact
20 study for the project. The study
21 concluded that if the project is
22 approved it would create 28 jobs in
23 the Village. In addition, the
24 project would provide approximately
25 1.2 million dollars in annual

1 earnings for the Village. The study
2 also concluded that the residents of
3 the proposed development would spend
4 approximately 2.5 million dollars
5 each year within the Village of
6 Hempstead.
7

8 In the past, there has been a
9 lot said about the burden that this
10 proposed development would place on
11 the school district in Hempstead.
12 That is not the case. In fact, the
13 project would likely generate high
14 school kids. So if we talk about
15 the cost of educating children in
16 the Village of Hempstead, which is
17 about \$14,000 per child, and let's
18 assume those children stay in the
19 public schools for 25 years, that's
20 a 1.75 million dollar cost to
21 educate those children over that
22 25-year span. Over the same period,
23 this project would contribute
24 approximately 8.6 million dollars to
25 the school district. That's an

1
2 additional 6.8 million dollars that
3 would go to improving the schools in
4 the Village of Hempstead.

5 I'd also like to mention that
6 this project is as of right, meaning
7 it's permissible under the current
8 zoning code. Years ago, the Village
9 of Hempstead adopted this code to
10 revitalize it's downtown. We
11 believe that, you know, this project
12 is going to do that. It's
13 conforming with the existing code
14 and we're not asking for any
15 variances. We also receive site
16 plan approval from the Village of
17 Hempstead and planning board
18 approval from the Village of
19 Hempstead.

20 It was also mentioned today
21 that the project is being used, the
22 site, excuse me, the property is
23 being used for excess parking for
24 some of the car dealerships in the
25 area. I want to really stress that

1
2 the development is not displacing
3 anyone from the Village of
4 Hempstead. It's a parking lot and a
5 storefront church. There will be no
6 residents kicked out of the Village
7 of Hempstead due to the development
8 of this project.

9 As Mr. Leno mentioned earlier,
10 I appeared in front of this Board a
11 few years back. At the time, the
12 project was induced for a 15-year
13 Pilot and some other IDA benefits.
14 Unfortunately, that Pilot did not
15 allow or generate any investor
16 interest. The good news is that if
17 the Board does approve this Pilot
18 for the term that we're requesting,
19 we have an investor in place that's
20 ready to move forward with investing
21 over 60 million dollars into the
22 Village of Hempstead immediately.

23 I would like to give a lot of
24 credit to this Board for approving
25 Pilots in some of the neighboring

1 communities, as Mr. Leno mentioned.
2 Your investment there has resulted
3 in economic improvement in those
4 communities. If you take a look at
5 Avalon Bays, Rockville Centre
6 Apartment, which was on a
7 contaminated lot, I think that
8 community has been well received by
9 the Village residents. As a matter
10 of fact, I think Avalon Bay has
11 done, since your first inducement,
12 they have actually done another
13 phase, and I believe they're
14 planning a third phase, so that
15 project has been well received.
16 West 130 at Mill Creek was a project
17 that this Board induced. I can tell
18 you that I personally live around
19 the corner from that development,
20 and I can tell you that since that
21 project has been there, the
22 neighborhood has improved. As you
23 probably know, it was an hourly
24 hotel which lead to a lot of
25

1
2 undesirables being in the area.
3 Since that project has been there,
4 that apartment community, we've seen
5 that go completely away. I give
6 this Board a lot of credit for that.
7 Again, it's revitalized that area.
8 The Island Park Development that
9 Avalon Bay is doing, I think you
10 guys approved the Pilot there as
11 well, and that's going to lead to
12 the elimination of a contaminated
13 site on Long Island. Beechwood was
14 another project that the Board
15 granted IDA benefits to a Merrick
16 Boulevard in Westbury. That was an
17 eyesore. That location had outlived
18 its usefulness.

19 I guess at the end of the day,
20 I'm asking this Board to provide the
21 Village residents, the Village of
22 Hempstead residents, with the same
23 opportunity that those communities
24 received. We want to see our
25 community improve just like those

1
2 communities have improved. We think
3 with your approval here and
4 inducement that would be the
5 catalyst to the Village improving.

6 I'd like to end by saying that
7 the IDA has a pretty straight
8 forward choice in my opinion. A yes
9 vote for this project means that the
10 Village of Hempstead would receive
11 much needed quality housing, an
12 additional 4.5 million dollars in
13 revenue to the Village of Hempstead,
14 \$750,000 to the upgrade of the
15 utility infrastructure within the
16 Village, 28 annual jobs, 1.2 million
17 dollars in annual earning to the
18 Village, approximately 2.5 million
19 dollars in annual spending for the
20 Village, and nearly 6.8 million
21 dollars in additional dollars given
22 to the Village of Hempstead school
23 district. A no vote means this
24 property comes off the tax roll and
25 the Village of Hempstead receives

1
2 nothing. I'm asking you guys to
3 approve this project, induce the
4 project. I'm happy to answer any
5 questions you may have about the
6 project. Thank you.

7 CHAIRMAN GIRARDI: Any Board
8 members have questions?

9 Mr. Parola, I have a question.
10 Mr. Walker mentioned something about
11 \$750,000 going to water or sewer
12 improvements. Where does, if it
13 does, that fit into them asking for
14 a Pilot? There is nothing in the
15 paperwork on it.

16 MR. PAROLA: We are unaware of
17 any improvements other than those
18 that are in the project at the
19 premises. This is new information
20 to us, as is the 28 permanent jobs.
21 I think he means construction jobs.
22 This does not generate 28 jobs on an
23 ongoing basis, just for the record.

24 MR. LENO: Mr. Parola, the 28
25 jobs he's talking about comes out of

1
2 the Camoin Report. That is from the
3 Camoin Report itself. We're not
4 talking about on site jobs. The
5 Camoin Report says the development
6 of this project will generate
7 throughout the Village 28 additional
8 jobs as a result of this project. I
9 think that's the reference to that.
10 That's not full time equivalent.

11 The 750,000, the IDA was made
12 aware that it has nothing to do with
13 the taxes, Chairman Girardi. It has
14 to do with the fact that as part of
15 the project, it was clearly
16 demonstrated, it was recommended by
17 the Village, I believe, engineers,
18 and Mr. Walker will correct me, and
19 that payment is outside of the Pilot
20 going directly to the Village for
21 the purposes of improving certain
22 aspects of utilities that are going
23 to be used for the site.

24 Mr. Walker, can you just
25 confirm the structure of that

1
2 payment, who the payment is going
3 to, and the specific, you know, the
4 specifics on that payment?

5 MR. WALKER: You're correct.
6 It's \$750,000 that would be paid
7 directly to the Village. It was an
8 agreement that was made between the
9 development entity and the Village
10 of Hempstead in order to improve the
11 sewer infrastructure. It should be
12 noted though, however, that since
13 we've appeared in front of this IDA
14 Board, the Village of Hempstead
15 utility infrastructure has been
16 upgraded, but nonetheless, we are
17 contributing \$750,000 to the Village
18 to continue to improve the
19 infrastructure.

20 MR. LENO: Mr. Walker, that is
21 in addition to the Pilot payments,
22 correct? This is nothing to do with
23 the Pilot. It's an additional
24 750,000 that is being paid in
25 connection with an agreement the

1
2 development made with the Village.

3 MR. WALKER: That is correct.

4 CHAIRMAN GIRARDI: Any
5 questions from Board members?

6 MR. JOHNSON: Hello?

7 CHAIRMAN GIRARDI: Hello.

8 MR. JOHNSON: This is Lamont
9 Johnson. I have a question about
10 the amount that is going to the
11 school district. I believe now it
12 would be only 65,000 a year.

13 MR. WALKER: No, that's
14 incorrect. As you know, a portion
15 of our tax bill goes to the school
16 district in Hempstead. Over the
17 term of the Pilot, according to the
18 Camoin Report, and I'm just trying
19 to flip back to that, with the
20 Pilot, approximately 15.4 million
21 dollars would go to the town. So if
22 you assume that, you know, some of
23 that is, of course -- I'm sorry.
24 That was the total Pilot payment to
25 the Village. If you suggest, I

1
2 guess a portion of that, usually
3 they say around 67 percent or so of
4 the taxes from the community goes to
5 the school district, that obviously
6 leaves you to substantially more
7 than \$65,000. If you just use that
8 math, that's about 9.75 million
9 dollars going to the school district
10 over the term of the Pilot, so I
11 don't think that information is
12 correct.

13 MR. JOHNSON: I was speaking
14 about the amount for the first three
15 years.

16 MS. LONGO: I'm just going to
17 explain the way the Pilots are
18 distributed over the course of the
19 life of the Pilot. Every Pilot and
20 every taxing jurisdiction within the
21 Pilot gets the proportionate share
22 as defined by the Nassau County
23 assessor and the Village of
24 Hempstead. Whatever the school
25 district's proportionate share that

1
2 they are to get per year, they're
3 going to continue to get that based
4 on the total Pilot payment.

5 MR. PAROLA: The first
6 three years for the school district
7 is 65,000, Mr. Johnson, you're
8 correct.

9 MR. JOHNSON: Okay. That's not
10 a lot of money when I pay 9,000
11 myself for one home.

12 MR. WALKER: Well, that's
13 actually during the construction
14 phase. Then going forward,
15 Mr. Johnson, that number
16 substantially increases. Perhaps
17 the IDA staff can explain again that
18 that number ramps up dramatically
19 throughout the course of the Pilot.
20 So while the first three years it
21 would remain as currently the
22 \$65,000, there is no decrease to
23 that. As soon as the property comes
24 on line, that number increases.

25 MR. PAROLA: For example, in

1
2 the tenth year, the school district
3 would get about 280,000, give or
4 take, just to put it in perspective.

5 MS. LONGO: Also, as a
6 reminder, the Pilot starts with the
7 first three years higher than the
8 existing taxes. So during the
9 construction phase, that's what it
10 will be. It will be higher than it
11 currently receives. Then in year
12 four is when the increase will start
13 ramping up.

14 MR. LENO: I would just ask the
15 IDA staff to confirm, I think it's
16 standard operating procedure for the
17 IDA when they are negotiating or
18 putting together a Pilot that
19 usually the taxes that are in place
20 on a Pilot is frozen for the first
21 three years, meaning if you were
22 doing this Pilot for anybody, not
23 just us, standard is to keep it at
24 what the current assessment is for
25 the first three years of the Pilot.

1
2 Is that correct?

3 MR. PAROLA: That is correct.

4 MR. LENO: Thank you.

5 CHAIRMAN GIRARDI: Mr. Walker,
6 I have a question.

7 MR. WALKER: Yes.

8 CHAIRMAN GIRARDI: Does the
9 applicant give the Village the
10 payment or the water district and
11 when does it give it?

12 MR. WALKER: We give it to the
13 Village. We would give that to the
14 Village upon TTO or the commencement
15 of the construction. It has not
16 been finalized. We're prepared to
17 give it to them, you know, whenever
18 they request it.

19 CHAIRMAN GIRARDI: You have no
20 formal agreement with them, binding
21 agreement with the Village?

22 MR. WALKER: Yes, we do. It's
23 part of the will serve letter, but
24 the timing isn't addressed on that I
25 don't believe, but we're prepared to

1
2 pay that whenever they request that.

3 MS. LONGO: Just as a note, the
4 agency Board and the agency is not
5 part of that agreement nor can we be
6 part of that agreement.

7 CHAIRMAN GIRARDI: Right.

8 MR. WEIR: In terms of the IDA
9 Act, the IDA cannot be a party to
10 that agreement.

11 CHAIRMAN GIRARDI: Does anybody
12 want to make a motion?

13 MR. OPPENHEIMER: Good morning.
14 I'd like to move that we vote on
15 this proposal.

16 CHAIRMAN GIRARDI: Okay. I am
17 going to take a vote. I need a
18 second for the inducement of the
19 resolution.

20 MS. VANDERHALL: Second.

21 CHAIRMAN GIRARDI: Let's take a
22 vote.

23 Mr. Oppenheimer?

24 MR. OPPENHEIMER: Aye.

25 CHAIRMAN GIRARDI: Mr. Johnson?

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MR. JOHNSON: No.

CHAIRMAN GIRARDI: Ms. Guerra?

MS. GUERRA: Nay.

CHAIRMAN GIRARDI: Ms.

Hargraves?

MS. HARGRAVES: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: No.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: No.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: No.

CHAIRMAN GIRARDI: Mr. Majkut,

I didn't hear you. I'm sorry.

MR. MAJKUT: No.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: I am an aye
as well. We have five nays and four
eyes.

Staff?

MR. PAROLA: Fails.

1
2 CHAIRMAN GIRARDI: The motion
3 is not moved. It does not pass.

4 Next item on the agenda. New
5 Business. Applications, Transaction
6 Resolutions and Presentations.

7 Excuse me for a minute.
8 Hempstead Board members, you're
9 welcome to stay on if you'd like
10 obviously.

11 Consideration of a Sales Tax
12 Exemption Extension of Time only for
13 AVB Harbor Isle, Island Park, due to
14 the COVID 19 Pandemic.

15 I know we got a letter and then
16 we got another letter on that. I'm
17 going to make a motion.

18 Does anybody have any questions
19 before I make the motion? No
20 questions from the Board? I'll make
21 a motion. Do I have a second?

22 REVEREND MALLETT: Second.

23 CHAIRMAN GIRARDI: Let's take a
24 vote.

25 Reverend Mallette?

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REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: No.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Ms.

Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: I am an aye
as well. Mr. Girardi is an aye as
well.

Next item on the agenda.

Consideration of a Tenant Consent
for 900 Stewart Avenue Holdings,
Garden City. Beyond Air
Incorporated.

MR. PAROLA: This is a medical
device company, 28 full-time jobs.
It's continuing 900 Stewart's
attempt to fill its building.
That's what is before you.

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

REVEREND MALLETT: I second.

1
2 CHAIRMAN GIRARDI: Let's take a
3 vote.

4 Reverend Mallette?

5 REVEREND MALLETT: Aye.

6 CHAIRMAN GIRARDI: Mr. Marsh?

7 MR. MARSH: (No verbal
8 response.)

9 CHAIRMAN GIRARDI: Mr. Marsh?
10 I think we have a bad connection.

11 MR. MARSH: Yes.

12 CHAIRMAN GIRARDI: Mr. Majkut?

13 MR. MAJKUT: Aye.

14 CHAIRMAN GIRARDI: Ms.
15 Vanderhall?

16 MS. VANDERHALL: Aye.

17 CHAIRMAN GIRARDI: And I am an
18 aye as well. Motion is passed.

19 Next item. Consideration of a
20 Tenant Consent for Valley Stream
21 Green Acres, New York. Connection
22 Inc.

23 MR. PAROLA: This is a Verizon
24 related business. Obviously, going
25 with Green Acres filling its tenancy

1
2 needs. We see nothing wrong. We
3 approve it, a recommendation from
4 staff.

5 CHAIRMAN GIRARDI: No
6 questions?

7 I'll make a motion. Do I have
8 a second?

9 MR. MAJKUT: Second.

10 CHAIRMAN GIRARDI: Flo Girardi
11 is an aye.

12 Ms. Vanderhall?

13 MS. VANDERHALL: Aye.

14 CHAIRMAN GIRARDI: Mr. Majkut?

15 MR. MAJKUT: Aye.

16 CHAIRMAN GIRARDI: Mr. Marsh?

17 MR. MARSH: Yes.

18 CHAIRMAN GIRARDI: And Reverend
19 Mallette?

20 REVEREND MALLETTTE: Aye.

21 CHAIRMAN GIRARDI: Ayes have
22 it.

23 Next item on the agenda. New
24 Business. The CEO Report.

25 MR. PAROLA: No change in the

1
2 CEO Report. I can answer any
3 questions. Don't need a vote.

4 CHAIRMAN GIRARDI: No
5 questions.

6 Next item on the agenda.
7 Consideration to Rescind the
8 Resolution for the Town of Hempstead
9 IDA Small Business Assistance Loan
10 Program.

11 I guess Fred is going to
12 explain that to us.

13 MR. PAROLA: Yes. If counsel
14 wants to jump in they can. Upon
15 advice of counsel, we have been told
16 by legal opinion that this program
17 must be pursued through the large F
18 of the Local Development Corporation
19 as the Town IDA cannot legally
20 participate, thus the reason for the
21 rescinding of the resolution. We
22 are not abandoning hopefully the
23 commitment to pursue this assistance
24 to small businesses minorities and
25 women owned businesses.

1
2 CHAIRMAN GIRARDI: Any
3 questions?

4 MR. PAROLA: We need a motion.

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

7 REVEREND MALLETTE: Second.

8 CHAIRMAN GIRARDI: Let's take a
9 vote.

10 Reverend Mallette?

11 REVEREND MALLETTE: Aye.

12 CHAIRMAN GIRARDI: Mr. Marsh?

13 MR. MARSH: Yes.

14 CHAIRMAN GIRARDI: Mr. Majkut?

15 MR. MAJKUT: Aye.

16 CHAIRMAN GIRARDI: Ms.
17 Vanderhall?

18 MS. VANDERHALL: Aye.

19 CHAIRMAN GIRARDI: Flo Girardi
20 is an aye as well.

21 Consideration of a Resolution
22 to extend the Waiving of IDA
23 Administrative Late Fees for PILOT
24 payments until December 31, 2020,
25 due to the COVID 19 Pandemic.

1
2 If there are no questions, I
3 think it's self explanatory. I'll
4 make a motion.

5 Do I have a second?

6 REVEREND MALLETT: I'll
7 second.

8 CHAIRMAN GIRARDI: Second by
9 Reverend Mallette. Flo Girardi is
10 an aye.

11 Ms. Vanderhall?

12 MS. VANDERHALL: Aye.

13 CHAIRMAN GIRARDI: Mr. Majkut?

14 MR. MAJKUT: Aye.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Yes.

17 CHAIRMAN GIRARDI: And Reverend
18 Mallette?

19 REVEREND MALLETT: Aye.

20 CHAIRMAN GIRARDI: Next item on
21 the agenda. Old Business. 830
22 Atlantic LLC. PILOT Update.

23 MR. PAROLA: It's tabled. They
24 paid. They have paid. We'd like to
25 remove this as an item pending

1
2 clearance of the check.

3 CHAIRMAN GIRARDI: There is our
4 update, okay.

5 Reading and Approval of Minutes
6 of Previous Meeting. We would like
7 to make a motion to waive. I'm
8 sorry. First we need an Adoption of
9 the Minutes from August 27, 2020.
10 I'll make a motion for the Adoption
11 of the Minutes.

12 REVEREND MALLETTE: I second.

13 CHAIRMAN GIRARDI: Can I get a
14 vote?

15 REVEREND MALLETTE: Aye.

16 CHAIRMAN GIRARDI: Mr. Marsh?

17 MR. MARSH: (No verbal
18 response.)

19 CHAIRMAN GIRARDI: Mr. Marsh?

20 MR. MARSH: Yes.

21 CHAIRMAN GIRARDI: Mr. Majkut?

22 MR. MAJKUT: Aye.

23 CHAIRMAN GIRARDI: Ms.
24 Vanderhall?

25 MS. VANDERHALL: I'm going to

1
2 have to say I got cut off for one
3 second.

4 MR. PAROLA: We're doing
5 Minutes vote.

6 MS. VANDERHALL: I'm sorry.
7 Aye.

8 CHAIRMAN GIRARDI: Next item on
9 the agenda. Report of the
10 Treasurer. Financial Statements and
11 Expenditure List, August 21st to
12 September 17, 2020.

13 REVEREND MALLETT: Everything
14 looks to be in place. I have no
15 problems reviewing it and looking at
16 it.

17 CHAIRMAN GIRARDI: No questions
18 then.

19 The Draft Budget for 2021,
20 Reverend?

21 REVEREND MALLETT:
22 (Inaudible.)

23 CHAIRMAN GIRARDI: Committee
24 Updates.

25 We had a committee meeting this

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morning.

I will make the motion for the draft budget. Do I have a second?

REVEREND MALLETTE: I'll second that.

CHAIRMAN GIRARDI: I'll take a vote. Flo Girardi is an aye.

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: Ayes have it.

Committee Updates.

We had a committee meeting this morning.

I'll make a motion for an adjournment of today's meeting. Do I have a second for an adjournment?

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MR. MAJKUT: Second.

CHAIRMAN GIRARDI: Let's take a
vote.

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: Flo Girardi
is an aye.

(Time noted: 9:35 a.m.)

CERTIFICATION

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

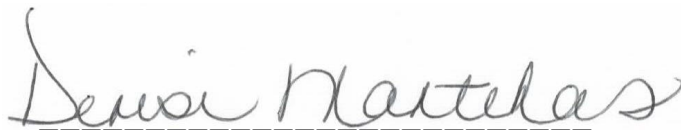
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

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 1st day of October,
2020.



DENISE MANTEKAS

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