

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
ANNUAL ORGANIZATIONAL MEETING
AGENDA
Thursday, January 21, 2021, 9:00 AM**

This meeting will be held by conference call.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and in compliance with Governor Cuomo's Executive Order 202.1, issued on March 12, 2020, as amended by Executive Order 202.81, issued on December 30, 2020, suspending the Open Meetings Law, the Board Meeting scheduled for being held by the Town of Hempstead Industrial Development Agency (the "Agency") in accordance with the provisions of Article 18-A of the New York General Municipal Law will be held electronically via conference call instead of an open meeting for the public to attend. Members of the public may listen to the meeting and make comments (as directed by the Chairman) by joining the conference call. (See instructions below.)

Instructions:

**Dial : +1 (669) 224-3412
Access Code: 745-260-053**

The Agenda will include but not be limited to:
AGENDA:

- Confirm the presence of a Quorum
- Public Comment with respect to Agenda Items

VILLAGE BUSINESS:

Village of Freeport: None

Village of Hempstead: None

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- 9:00 a.m. Presentation and Consideration of a Preliminary Inducement Resolution for 111 Hempstead Tpke. LLC (Heatherwood), West Hempstead
- Consideration of a Tenant Consent for Valley Stream Green Acres – Black Pearl Drinks
- Consideration of an Approval of a New Sub-Tenant and Tenant Agency Compliance Agreements for SLZM Realty LLC and 3235 Hempstead LLC

NEW BUSINESS - Other:

- CEO's Report
- Summary of Confidential Evaluation of Board Performance

- Distribution of Board Self-Evaluation forms (included in meeting materials)
- Consideration of Appointment of Officers 2021
- Consideration of Agency Committees 2021
- Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel
- Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel
- Consideration of a Resolution to renew the Agency's Membership with the LIBDC for 2021
- Consideration of the Construction Wage Policy
- Consideration of Salary Increases for Staff
- Consideration of a Resolution to refund AVB Harbor Isle for PILOT payment
- Consideration of an Amended 2021 Meeting Schedule
- Bond Allocation for 2021

OLD BUSINESS –

- City Autoplex Loan (for discussion only)
- Late PILOT Payments (830 Atlantic LLC and Dover Gourmet)

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING:

- Consideration and Adoption of the Minutes of December 17, 2020
- Consideration and Adoption of the Minutes of January 5, 2021

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: December 11, 2020 – January 14, 2021
- Budget Line Transfers for 2020

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT

Chairman Approval: 1/11/21