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

-----x

Teleconference

March 25, 2021
9:00 a.m.

B E F O R E: FLORESTANO GIRARDI

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD IDA

FRED PAROLA
EDIE LONGO
ARLYN EAMES
LAURA TOMEIO
MICHAEL LODATO
LORRAINE RHOADS

JOHN RYAN, Ryan Brennan & Donnelly, LLP
BILL WEIR, Nixon Peabody
PAUL O'BRIEN, Philips Lytle, LLP
TODD SHAPIRO' OFFICE - Allen Wax (PR)

BOARD OF DIRECTORS

FLO GIRARDI
REV. ERIC MALLETTTE
CHERICE VANDERHALL
JAMES MARSH
ROBERT BEDFORD

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2 CHAIRMAN GIRARDI: Flo Girardi,
3 Chairman of the Town of Hempstead
4 IDA. I'd like to call today's
5 meeting to order. I'm going to take
6 attendance.

7 Reverend Mallette?

8 REVEREND MALLETTTE: Here.

9 CHAIRMAN GIRARDI: Mr. Marsh?

10 MR. MARSH: Yes.

11 CHAIRMAN GIRARDI: Ms.

12 Vanderhall?

13 MS. VANDERHALL: Present.

14 CHAIRMAN GIRARDI: Flo Girardi
15 is here. Mr. Bedford?

16 MR. BEDFORD: Here.

17 CHAIRMAN GIRARDI: We have a
18 quorum. First item on the agenda,
19 Village of Freeport and the Village
20 of Hempstead there's no new
21 business.

22 Under New Business we have
23 Consideration of a Tenant Consent
24 for Stewart Avenue Holdings, L.L.C.,
25 990 Stewart Avenue, Contour Mortgage

1
2 Company.

3 MR. LODATO: The Mortgage
4 Company is already taking over more
5 square footage.

6 CHAIRMAN GIRARDI: Any
7 questions from the Board? I'll make
8 a motion. Do I have a second?

9 MR. MARSH: Second.

10 CHAIRMAN GIRARDI: Okay. We'll
11 take a vote.

12 Reverend Mallette?

13 REVEREND MALLETT: Aye.

14 CHAIRMAN GIRARDI: Mr. Marsh?

15 MR. MARSH: Yes.

16 CHAIRMAN GIRARDI: Ms.
17 Vanderhall?

18 MS. VANDERHALL: Aye.

19 CHAIRMAN GIRARDI: Flo Girardi
20 is an aye. Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Next item on
23 the agenda, CEO Report.

24 MR. PAROLA: There are no major
25 changes, just some little updates.

1 We are very busy, let me say that.
2 We signed a lot of inquiries, a
3 number of projects that have been
4 stymied because of the delay in the
5 various building departments, both
6 in the Town as well as in the
7 villages, and they are cutting
8 through that now and catching up,
9 and in the coming months we're going
10 to see a good lead number of
11 projects moving forward.
12

13 We closed Advantage on the
14 23rd, two days ago, so that's good
15 and all seems copacetic.

16 CHAIRMAN GIRARDI: Anybody have
17 any questions?

18 Next item on the agenda,
19 Summary of Board Member Self
20 Evaluations.

21 MS. EAMES: That was a document
22 that was included in the Board
23 meeting material. It's a summary of
24 all the answers provided by the
25 Board in the evaluation and it

1
2 doesn't require a vote.

3 CHAIRMAN GIRARDI: If there's
4 no questions I'll move on.

5 Next item. Consideration of
6 Adoption of the Assessment of
7 Effectiveness of Internal Control
8 Structure and Procedures for 2021.

9 MR. PAROLA: We've discussed
10 with our auditors, accountants
11 individually, as well as
12 collectively. They are well
13 pleased, I'll put it that way, in
14 terms of the internal controls that
15 we follow to prevent fraud or other
16 internal actions so all is well.

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

19 REVEREND MALLETT: Second,
20 Reverend Mallette.

21 CHAIRMAN GIRARDI: We'll take a
22 vote. Mr. Bedford?

23 MR. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: Ms.
25 Vanderhall?

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MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend
Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Next item on the agenda,
Consideration and Adoption of the
Investment Policy and Guidelines,
2021.

MR. PAROLA: No change.
Remains a prudent and highly
conservative investment policy. We
have not been current, nor do we
anticipate ever being current.

CHAIRMAN GIRARDI: No
questions. I'll make a motion. Do
I have a second?

MR. BEDFORD: Second.

CHAIRMAN GIRARDI: Second by
Mr. Bedford. We'll take a vote.

Reverend Mallette?

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REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr.
Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Ms.
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye. Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Next item on
the agenda, Consideration and
Appointment of the Compliance
Contracting Officer.

MR. PAROLA: Edie Longo has
acquiesced to continue in that
function. She actually had her high
heels that day and could not get out
of the room, so she's been
designated once again.

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

REVEREND MALLETTE: I'll
second.

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CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Reverend
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Next item on
the agenda, Adoption of the Annual
Financial Report for 2020.

MR. PAROLA: The only thing I
would state is that we're going to
look into making it larger. We
tried to get you a larger copy. I
know it's difficult to read but just
remember that it's sort of a
template established by the state
that we have to follow through the
Town system and all those little
items are rubbingly and

1
2 painstakingly put in there by Arlyn
3 and Edie and I get a headache
4 looking at it myself.

5 CHAIRMAN GIRARDI: No
6 questions? I'll make the motion.
7 Do I have second?

8 MR. BEDFORD: Second.

9 CHAIRMAN GIRARDI: I'll take a
10 vote. Mr. Bedford?

11 MR. BEDFORD: Aye.

12 CHAIRMAN GIRARDI: Flo Girardi
13 is an aye. Ms. Vanderhall?

14 MS. VANDERHALL: Aye.

15 CHAIRMAN GIRARDI: Mr.
16 Marsh?

17 MR. MARSH: Yes.

18 CHAIRMAN GIRARDI: Reverend
19 Mallette?

20 REVEREND MALLETT: Aye.

21 CHAIRMAN GIRARDI: Next item on
22 the agenda, Consideration and
23 Adoption of the Audited Financial
24 Statements of 2020.

25 MR. PAROLA: They are in good

1
2 order. We sat down with, quite
3 obviously, our accountants who are
4 pleased with the result. No
5 problems and all is for you,
6 hopefully, to approve. Don't be
7 shy.

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

10 REVEREND MALLETTE: I'll
11 second.

12 CHAIRMAN GIRARDI: I'll take a
13 vote. Reverend Mallette?

14 REVEREND MALLETTE: Aye.

15 CHAIRMAN GIRARDI: Mr. Marsh?

16 MR. MARSH: Yes.

17 CHAIRMAN GIRARDI: Ms.
18 Vanderhall?

19 MS. VANDERHALL: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: Next item on
23 the agenda, Consideration and
24 Adoption of the Mission Statement
25 2021 and Measurement Report.

1
2 MR. PAROLA: Mission statement
3 is a beautiful statement, well
4 written -- guess who wrote it -- and
5 it sets forth, quite obviously, our
6 intent to promote economic
7 development, et cetera, and it was
8 adopted by the Governance Committee
9 last week. Last month, excuse me.

10 CHAIRMAN GIRARDI: No
11 questions? I'll make the motion.
12 Do I have a second?

13 REVEREND MALLETT: I'll
14 second.

15 CHAIRMAN GIRARDI: Take a vote.
16 Mr. Bedford?

17 MR. BEDFORD: Aye.

18 CHAIRMAN GIRARDI: Flo Girardi
19 is an aye. Ms. Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: Mr. Marsh?

22 MR. MARSH: Yes.

23 CHAIRMAN GIRARDI: Reverend
24 Mallette?

25 REVEREND MALLETT: Aye.

2 CHAIRMAN GIRARDI: Next item on
3 the agenda, Consideration and
4 Adoption of the Property Disposition
5 Policy.

6 MR. PAROLA: There is no
7 changes. Again, this was adopted by
8 Governance last month. Very
9 prudent, conservative approach to
10 disposition of property.

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

13 MR. BEDFORD: Second.

14 CHAIRMAN GIRARDI: Reverend
15 Mallette?

16 REVEREND MALLETT: Aye.

17 CHAIRMAN GIRARDI: Mr. Marsh?

18 MR. MARSH: Yes.

19 CHAIRMAN GIRARDI: Ms.
20 Vanderhall?

21 MS. VANDERHALL: Aye.

22 CHAIRMAN GIRARDI: Flo Girardi
23 is an aye. Mr. Bedford?

24 MR. BEDFORD: Aye.

25 CHAIRMAN GIRARDI: Next item,

1
2 Consideration and Adoption of the
3 Operation and Accomplishments of
4 2020.

5 MR. PAROLA: Sets forth our
6 accomplishments and actions of last
7 year. It was, again, adopted by
8 Governance last month. Ready for
9 your adoption.

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

12 REVEREND MALLETTE: I'll
13 second.

14 CHAIRMAN GIRARDI: We'll take a
15 vote. Mr. Bedford?

16 MR. BEDFORD: Aye.

17 CHAIRMAN GIRARDI: Flo Girardi
18 is an aye. Ms. Vanderhall?

19 MS. VANDERHALL: Aye.

20 CHAIRMAN GIRARDI: Mr. Marsh?

21 MR. MARSH: Yes.

22 CHAIRMAN GIRARDI: Reverend
23 Mallette?

24 REVEREND MALLETTE: Aye.

25 CHAIRMAN GIRARDI: Next item,

1
2 Consideration and Adoption of the
3 Purchasing Guidelines.

4 MR. PAROLA: This was obviously
5 adopted last month, you may recall,
6 in Governance. Again, it's a
7 prudent policy that protects against
8 abuse of when items are purchased
9 and no change.

10 CHAIRMAN GIRARDI: No
11 questions. I'll make a motion.

12 MS. VANDERHALL: Second.

13 CHAIRMAN GIRARDI: I'll take a
14 vote. Reverend Mallette?

15 REVEREND MALLETT: Aye.

16 CHAIRMAN GIRARDI: Mr. Marsh?

17 MR. MARSH: Yes.

18 CHAIRMAN GIRARDI: Ms.
19 Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: Flo Girardi
22 is an aye. Mr. Bedford?

23 MR. BEDFORD: Aye.

24 CHAIRMAN GIRARDI: Next item,
25 Consideration and Adoption of the

1
2 Board Self Evaluation Policy and
3 Procedures.

4 MR. PAROLA: We're aware of
5 this evaluation in terms of
6 productivity and efficiency and how
7 we evaluate how we're doing and
8 again, it was adopted by Governance
9 in February.

10 CHAIRMAN GIRARDI: Make a
11 motion. Do I have a second?

12 MS. VANDERHALL: Second.

13 CHAIRMAN GIRARDI: I'll take a
14 vote. Mr. Bedford?

15 MR. BEDFORD: Aye.

16 CHAIRMAN GIRARDI: Flo Girardi
17 is an aye. Ms. Vanderhall?

18 MS. VANDERHALL: Aye.

19 CHAIRMAN GIRARDI: Mr. Marsh?

20 MR. MARSH: Yes.

21 CHAIRMAN GIRARDI: Reverend
22 Mallette?

23 REVEREND MALLETT: Aye.

24 CHAIRMAN GIRARDI:
25 Consideration and Adoption of the

Code of Ethics.

MR. PAROLA: Very strong statement in terms of the manner in which we should conduct ourselves and I trust we do, and it was adopted last month in Governance and ready for your adoption.

CHAIRMAN GIRARDI: Anybody want to make a motion?

MR. MARSH: I'll make the motion.

CHAIRMAN GIRARDI: Good.

MS. VANDERHALL: Second.

MR. PAROLA: Thank you, Cherice.

CHAIRMAN GIRARDI: We'll take a vote. Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Flo Girardi

1
2 is an aye. Mr. Bedford?

3 MR. BEDFORD: Aye.

4 CHAIRMAN GIRARDI: Next item,
5 Consideration of Salary Resolutions.

6 MR. PAROLA: We've tailored our
7 increases 2 percent to what the Town
8 of Hempstead did pursuant to
9 contract, retroactive.

10 CHAIRMAN GIRARDI: Any
11 questions? I'll make the motion.

12 REVEREND MALLETTE: I'll make
13 the motion.

14 CHAIRMAN GIRARDI: Flo Girardi
15 a second. We'll take a vote.
16 Reverend Mallette?

17 REVEREND MALLETTE: Aye.

18 CHAIRMAN GIRARDI: Mr. Marsh?

19 MR. MARSH: I was not able to
20 attend the executive session so I'm
21 going to abstain.

22 CHAIRMAN GIRARDI: Okay. Ms.
23 Vanderhall?

24 MS. VANDERHALL: Aye.

25 CHAIRMAN GIRARDI: Flo Girardi

2 is an aye. Mr. Bedford?

3 MR. BEDFORD: Aye.

4 CHAIRMAN GIRARDI: Okay. That
5 takes care of New Business. We're
6 going to move to Old Business.

7 First item Late PILOT Payments
8 Update for 830 Atlantic, L.L.C. and
9 Dover Gourmet.

10 MR. PAROLA: They have both
11 been paid so they are not in
12 arrears.

13 CHAIRMAN GIRARDI: Next item on
14 agenda, Compliance Review for 2020.

15 MS. EAMES: The Compliance
16 Review was in your Board meeting
17 material and the only change to the
18 Compliance Review is that Henry
19 Seafood Corp was the only
20 non-compliant company, but they have
21 since complied. All projects are in
22 full compliance.

23 MR. PAROLA: Let me just
24 commend Arlyn for her hard work in
25 this regard. It's not easy in the

1
2 times we live in. Everybody's a
3 dollar late, a dollar short,
4 whatever it is. People comply with
5 anything and the big statement,
6 we're going to put you on the --

7 SPEAKER: I think it's a day
8 late and a dollar short, Fred, as I
9 recall.

10 MR. PAROLA: It's a little
11 early. The coffee is just kicking
12 in. I was checking to see if you
13 guys were listening.

14 CHAIRMAN GIRARDI: Next item
15 under Old Business, Compliance
16 Review 2020.

17 MR. PAROLA: No vote. We did
18 that already.

19 CHAIRMAN GIRARDI: Next item,
20 Reading and Approval of the Minutes
21 of the Previous Meeting, which was
22 February 25th. I'm going to make a
23 motion to waive the reading of the
24 minutes. Do I have a second?

25 MR. MARSH: I'll second it.

2 CHAIRMAN GIRARDI: Take a vote.

3 Reverend Mallette?

4 REVEREND MALLETTE: Aye.

5 CHAIRMAN GIRARDI: Mr. Marsh?

6 MR. MARSH: Yes.

7 CHAIRMAN GIRARDI: Ms.

8 Vanderhall?

9 MS. VANDERHALL: Aye.

10 CHAIRMAN GIRARDI: Flo Girardi

11 is an aye. Mr. Bedford?

12 MR. BEDFORD: Aye.

13 CHAIRMAN GIRARDI: Next item,

14 Report of the Treasurer Financial
15 Statement Expenditure List, February
16 19 to March 18, 2021.

17 REVEREND MALLETTE: Yes, thank
18 you, Mr. Chairman. Reverend
19 Mallette. My report of the
20 financial statements and expenditure
21 list for February 19, 2021 through
22 March 18, 2021 all is in order. No
23 issues about that.

24 CHAIRMAN GIRARDI: Thank you
25 Reverend.

2 Next item, Committee Updates.

3 I know we had a Board of Committee
4 meeting this morning. No updates
5 from staff?

6 MR. PAROLA: No.

7 CHAIRMAN GIRARDI: Next item,
8 Executive Session.

9 MR. RYAN: No need for
10 executive session.

11 CHAIRMAN GIRARDI: Anyone from
12 Nixon on the phone? Mr. Peabody?
13 Nobody here so we just have Mr.
14 Ryan.

15 MR. PAROLA: On behalf of
16 staff, I want to thank the Board for
17 recognition of the hard work that
18 the staff does. Excellent
19 cooperation. We're on top of
20 everything and doing our best to
21 make you guys look good.

22 CHAIRMAN GIRARDI: Thank you.
23 I'd like to move to adjourn today's
24 meeting. I'll make a motion. Do I
25 have a second?

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MR. MARSH: I'll second it.

CHAIRMAN GIRARDI: Second by
Mr. Marsh. We'll take a vote.

Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Ms.
Vanderhall?

MS. VANDERHALL: Yes.

CHAIRMAN GIRARDI: Flo Girardi
is an aye. Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Today's
meeting is adjourned.

(Time noted: 9:29 a.m.)

CERTIFICATION

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

THAT 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 9th day of April, 2021.

Dolly Fevola

DOLLY FEVOLA

1	AGENCY [1] - 1:5 agenda [10] - 3:18, 4:23, 5:18, 7:10, 8:13, 9:14, 10:22, 11:23, 13:3, 19:14 ago [1] - 5:14 Allen [1] - 2:9 Annual [1] - 9:14 answers [1] - 5:24 anticipate [1] - 7:18 Appointment [1] - 8:14 approach [1] - 13:9 Approval [1] - 20:20 approve [1] - 11:6 April [1] - 24:13 ARLYN [1] - 2:5 Arlyn [2] - 10:2, 19:24 arrears [1] - 19:12 Assessment [1] - 6:6 Atlantic [1] - 19:8 attend [1] - 18:20 attendance [1] - 3:6 Audited [1] - 10:23 auditors [1] - 6:10 Avenue [2] - 3:24, 3:25 aware [1] - 16:4 Aye [2] - 4:13, 11:19 aye [56] - 4:18, 4:20, 4:21, 6:23, 7:2, 7:7, 7:9, 8:2, 8:8, 8:10, 8:11, 9:3, 9:5, 9:7, 9:12, 10:11, 10:13, 10:14, 10:20, 11:14, 11:21, 12:17, 12:19, 12:20, 12:25, 13:16, 13:21, 13:23, 13:24, 14:16, 14:18, 14:19, 14:24, 15:15, 15:20, 15:22, 15:23, 16:15, 16:17, 16:18, 16:23, 17:19, 17:24, 18:2, 18:3, 18:17, 18:24, 19:2, 19:3, 21:4, 21:9, 21:11, 21:12, 23:6, 23:13, 23:14	4:20, 6:22, 7:24, 8:10, 9:2, 10:10, 11:20, 12:16, 13:23, 14:15, 15:22, 16:14, 18:2, 19:2, 21:11, 23:13 behalf [1] - 22:15 best [1] - 22:20 big [1] - 20:5 BILL [1] - 2:8 blood [1] - 24:8 BOARD [2] - 1:5, 2:11 Board [8] - 4:7, 5:19, 5:22, 5:25, 16:2, 19:16, 22:3, 22:16 Brennan [1] - 2:8 building [1] - 5:6 business [1] - 3:21 Business [4] - 3:22, 19:5, 19:6, 20:15 busy [1] - 5:2	21:2, 21:5, 21:7, 21:10, 21:13, 21:24, 22:7, 22:11, 22:22, 23:3, 23:7, 23:9, 23:12, 23:15 Chairman [2] - 3:3, 21:18 change [3] - 7:14, 15:9, 19:17 changes [2] - 4:25, 13:7 checking [1] - 20:12 Cherice [1] - 17:16 CHERICE [1] - 2:13 closed [1] - 5:13 Code [1] - 17:2 coffee [1] - 20:11 collectively [1] - 6:12 coming [1] - 5:10 commend [1] - 19:24 Committee [3] - 12:8, 22:2, 22:3 company [1] - 19:20 Company [2] - 4:2, 4:4 Compliance [5] - 8:14, 19:14, 19:15, 19:18, 20:15 compliance [1] - 19:22 compliant [1] - 19:20 complied [1] - 19:21 comply [1] - 20:4 conduct [1] - 17:5 Consent [1] - 3:23 conservative [2] - 7:16, 13:9 consideration [3] - 6:5, 16:25, 18:5 Consideration [9] - 3:23, 7:11, 8:13, 10:22, 11:23, 13:3, 14:2, 15:2, 15:25 continue [1] - 8:17 Contour [1] - 3:25 contract [1] - 18:9 Contracting [1] - 8:15 Control [1] - 6:7 controls [1] - 6:14 cooperation [1] - 22:19 copacetic [1] - 5:15 copy [1] - 9:19 Corp [1] - 19:19 Court [1] - 1:16 current [2] - 7:17, 7:18 cutting [1] - 5:8	D 1
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