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

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Teleconference

May 12, 2021
9:35 a.m

B E F O R E: FLORESTANO GIRARDI

Denise Mantekas,
Court Reporter

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

Town of Hempstead IDA

FRED PAROLA
EDIE LONGO
ARLYN EAMES
LAURA TOMEO
MICHAEL LODATO
LORRAINE RHOADS
JOHN RYAN, Ryan Brennan & Donnelly, LLP
BILL WEIR, Nixon Peabody

Board of Directors

FLORESTANO GIRARDI
REV. ERIC MALLETT
JACK MAJKUT
JAMES MARSH
THOMAS GRECH

Village of Hempstead Board

DAN OPPENHEIMER
JOYLETTE WILLIAMS
STACEY HARGRAVES

PARK LAKE HEMPSTEAD LP

DAN DEEGAN, Forchelli Deegan Terrana

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2 CHAIRMAN GIRARDI: I have a
3 time on the clock of 9:37. I'm
4 going to call to order today special
5 meeting Town of Hempstead IDA. This
6 is the Park Lake Project Hempstead
7 LP. We had a public hearing on
8 Monday, May 10th. I'm going to take
9 attendance.

10 Mr. Johnson?

11 Mr. Oppenheimer? Aye.

12 CHAIRMAN GIRARDI: Ms.
13 Hargraves?

14 MS. HARGRAVES: Present.

15 CHAIRMAN GIRARDI: Ms.
16 Williams?

17 MS. WILLIAMS: Present.

18 CHAIRMAN GIRARDI: Ms.
19 Vanderhall?

20 Reverend Mallette.

21 REVEREND MALLETT: Here.

22 CHAIRMAN GIRARDI: Mr. Marsh?

23 MR. MARSH: Present.

24 CHAIRMAN GIRARDI: Mr. Majkut?

25 MR. MAJKUT: Present.

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CHAIRMAN GIRARDI: Mr. Bedford?
Flo Girardi is present.

The only item on the agenda is
Park Lake Hempstead.

Does somebody want to make a
motion?

MR. MARSH: Yes. This is James
Marsh. I'd like to make a motion
that this be tabled to our next
meeting, our next regular meeting.
We only got the transcript of the
public hearing late yesterday
afternoon. I, for one, did not have
the time to give it the attention
that it no doubt deserves so I'd
like to waive that this matter be
put over to our next meeting.

CHAIRMAN GIRARDI: Do I get a
second?

MR. PAROLA: No seconds.

CHAIRMAN GIRARDI: Do I get a
motion to move ahead?

MR. RYAN: You don't need a
motion to move ahead. You can move

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2 ahead with the business.

3 CHAIRMAN GIRARDI: In the
4 matter of Park Lake, I'm going to
5 take a vote.

6 Mr. Johnson?

7 Mr. Oppenheimer?

8 MR. OPPENHEIMER: Aye.

9 CHAIRMAN GIRARDI: Mr. Johnson
10 is on?

11 MR. RYAN: Before you take the
12 vote, I think you need someone to
13 move it and to second it.

14 CHAIRMAN GIRARDI: That's what
15 I asked and you said we don't need
16 it.

17 MR. RYAN: No, I didn't mean
18 that. I meant the motion by Mr.
19 Marsh to table.

20 CHAIRMAN GIRARDI: What motion
21 do we have to move, Mr. Ryan, not to
22 table or to make a motion?

23 MR. RYAN: The motion to table
24 failed. You can now proceed with
25 considering the Park Lake

1
2 application and entertain a motion
3 on that application.

4 CHAIRMAN GIRARDI: So I need
5 somebody then to make a motion for
6 Park Lake. Does anybody want to
7 make a motion?

8 MR. MAJKUT: I'll make the
9 motion.

10 MS. HARGRAVES: I second.

11 CHAIRMAN GIRARDI: Is that Ms.
12 Hargraves?

13 MS. HARGRAVES: Yes.

14 CHAIRMAN GIRARDI: I'll take a
15 vote.

16 Mr. Johnson?

17 Mr. Oppenheimer?

18 MR. OPPENHEIMER: Aye.

19 CHAIRMAN GIRARDI: Ms.
20 Hargraves?

21 MS. HARGRAVES: Aye.

22 CHAIRMAN GIRARDI: Ms.
23 Williams?

24 MS. WILLIAMS: Aye.

25 CHAIRMAN GIRARDI: Ms.

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Vanderhall?

Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: I'm an aye.

REVEREND MALLETTE: To proceed
with the vote, right?

MR. MARSH: No, no. Are we
proceeding with the vote or on the
motion to approve this application?
Let's be clear.

CHAIRMAN GIRARDI: This is the
vote. Does everybody understand
that this is the vote?

REVEREND MALLETTE: No, I
didn't understand that. I thought
we were taking a motion to proceed
with the agenda.

CHAIRMAN GIRARDI: The motion
was presented and it was seconded so
now we're taking the vote.

REVEREND MALLETTE: So this is
the vote on the Park Lake
application?

CHAIRMAN GIRARDI: Yes.

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REVEREND MALLETTE: I vote no.

CHAIRMAN GIRARDI: I'm going to start from the beginning in case anybody else was confused.

REVEREND MALLETTE: Thank you.

CHAIRMAN GIRARDI: Mr. Johnson who didn't answer the roll call?

Mr. Oppenheimer?

MR. OPPENHEIMER: Aye.

CHAIRMAN GIRARDI: Ms. Hargraves?

MS. HARGRAVES: Aye.

CHAIRMAN GIRARDI: Ms. Williams?

MS. WILLIAMS: Aye.

CHAIRMAN GIRARDI: Ms. Vanderhall?

Reverend Mallette?

REVEREND MALLETTE: No.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: No. And I want on the record that I'm voting against this because I see very little benefit going to the tenants of this

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2 project. I see a great benefit
3 going to current owners of the
4 project. I see a substantial
5 developer's fee going to the party
6 who is now the applicant. This is
7 all going to be paid for on the
8 backs of the taxpayers of the Town
9 of Hempstead so I vote no as we did
10 the last time.

11 CHAIRMAN GIRARDI: Okay.

12 Mr. Majkut?

13 MR. MAJKUT: Aye.

14 CHAIRMAN GIRARDI: Mr. Bedford?

15 Mr. Grech?

16 MR. GRECH: No.

17 CHAIRMAN GIRARDI: Flo Girardi
18 is a no as well. Four ayes and four
19 nays.

20 Mr. Ryan, we have 11 people on
21 the board including the Village.
22 How many votes do you need to pass?
23 You need six to pass?

24 MR. RYAN: Yes.

25 MR. DEEGAN: Mr. Chairman, this

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2 is Dan Deegan, the attorney for the
3 applicant. Can I be heard for a
4 minute?

5 CHAIRMAN GIRARDI: We don't
6 have any --

7 MR. MARSH: I don't see any
8 reason to proceed with this any
9 further. I'll make a motion to
10 adjourn the meeting.

11 MR. DEEGAN: Mr. Chairman, this
12 is Dan Deegan. Can I be heard?

13 CHAIRMAN GIRARDI: I'll give
14 you two minutes.

15 MR. DEEGAN: So this is an
16 opportunity, this is a tremendous
17 opportunity, if we do not pass this
18 today. These tenants are living in
19 a condition that is less than ideal
20 and this is an opportunity to
21 completely gut renovate the entire
22 place. The next 10 years are
23 staying the same no matter what the
24 IDA does in terms of PILOT. There
25 is already a PILOT in place. What

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2 we're talking about is a 15 year
3 extension on similar grounds which
4 will make available tremendous
5 amount of money to renovate these
6 apartments. This is affecting real
7 people, a thousand people living
8 there, at really no cost to the
9 Village. This property has always
10 been there. I understand that the
11 mayor and new administration are a
12 hundred percent in favor of this.
13 We've had meetings with the school
14 district. We've been told that they
15 are in favor of this. It's
16 obviously an excellent project.

17 That being said, my
18 understanding was the mayor was
19 going to be, I'm not sure if he's on
20 the line. I don't know if we can
21 put this off to when this, you know
22 obviously, if it's fought for, we
23 can have another vote on another
24 date when everybody can participate.
25 I don't want to see this go down and

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2 have this really -- I'm being really
3 heartfelt here. This is going to
4 affect families and children, this
5 vote. This renovation will not take
6 place, it cannot financially take
7 place without this vote of the IDA.
8 If we're not going to do it today,
9 I'd rather put it off to another
10 date.

11 CHAIRMAN GIRARDI: Mr. Deegan,
12 I guess you can discuss that with
13 staff.

14 I'm going to make a motion to
15 adjourn today's meeting.

16 MR. MARSH: Second the motion.

17 CHAIRMAN GIRARDI: Mr.
18 Oppenheimer?

19 MR. OPPENHEIMER: No.

20 CHAIRMAN GIRARDI: Ms.
21 Hargraves?

22 MS. HARGRAVES: Adjourn the
23 meeting? What exactly are we voting
24 on right now, adjourning the
25 meeting? If we don't adjourn it,

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2 what are the repercussions?

3 MR. PAROLA: It stays open.

4 CHAIRMAN GIRARDI: I'll make a
5 motion to adjourn the meeting. It
6 was seconded. We're taking a vote
7 to adjourn it.

8 MS. VANDERHALL: Then we can do
9 another vote?

10 CHAIRMAN GIRARDI: Another day,
11 yes.

12 MR. MARSH: How many times does
13 a losing proposition have to be
14 presented before people accept that
15 it's losing? There is not a benefit
16 for the tenants. I asked to find
17 out exactly what each tenant is
18 going to get and I haven't got --

19 MR. DEEGAN: Mr. Marsh, that is
20 outrageous for you to say that.
21 That is just wrong. You don't know
22 what you're talking about.

23 MR. MARSH: I know what I'm
24 talking about. You're trying to
25 save your client's position. That's

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all.

CHAIRMAN GIRARDI: Gentlemen,
there is motion to adjourn. We're
doing the vote on that right now.

MR. GRESH: I would second the
motion to adjourn as long as we can
review this again at a later date.

MR. PAROLA: The motion should
be to table.

CHAIRMAN GIRARDI: I'll
withdraw the motion I made to
adjourn. I'll make a motion to
table the Park Lake project.

MR. GRESH: I will second it.

REVEREND MALLETT: We already
entertained that and it wasn't
seconded by Mr. Marsh in the
beginning.

CHAIRMAN GIRARDI: That's
correct.

MR. PAROLA: It's been
reconsidered.

CHAIRMAN GIRARDI: We're shy
Mr. Johnson, Ms. Vanderhall and

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Mr. Bedford.

MS. LONGO: Gentlemen, the stenographer is going to have a very hard time getting all this. Everybody is talking over each other. Nobody is announcing themselves so the record is not going to be accurate because we're all over the place. Everybody just take a pause for a minute if they can so you can then introduce whatever it is that we're going to introduce so the stenographer can get them.

MR. MARSH: We already have a motion on the table that has been seconded to adjourn the meeting.

MR. PAROLA: That's been withdrawn. The motion now is to table.

MR. MARSH: No, no, no. Mr. Parola, you don't have the power to withdraw it.

CHAIRMAN GIRARDI: Mr. Marsh, I

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2 withdrew it. I would like to see
3 the whole Board. I withdrew it. I
4 made the motion to table. It was
5 seconded. I'm going to vote.

6 Mr. Oppenheimer?

7 MR. OPPENHEIMER: Aye.

8 CHAIRMAN GIRARDI: Ms.

9 Hargraves?

10 MS. HARGRAVES: Aye.

11 CHAIRMAN GIRARDI: Ms.

12 Williams?

13 MS. WILLIAMS: Aye.

14 CHAIRMAN GIRARDI: Reverend

15 Mallette?

16 REVEREND MALLETTE: Aye.

17 CHAIRMAN GIRARDI: Mr. Marsh?

18 MR. MARSH: No.

19 CHAIRMAN GIRARDI: Mr. Majkut?

20 MR. MAJKUT: Aye.

21 CHAIRMAN GIRARDI: Flo Girardi

22 is an aye.

23 Mr. Grech?

24 MR. GRECH: Aye.

25 CHAIRMAN GIRARDI: Motion

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passed.

I make a motion to adjourn
today's meeting.

MR. OPPENHEIMER: Second.

CHAIRMAN GIRARDI: Let's take a
vote.

Mr. Oppenheimer?

MR. OPPENHEIMER: Aye.

CHAIRMAN GIRARDI: Ms.
Hargraves?

MS. HARGRAVES: Aye.

CHAIRMAN GIRARDI: Ms.
Williams?

MS. WILLIAMS: Aye.

CHAIRMAN GIRARDI: Reverend
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Marsh?

MR. MARSH: Yes.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Mr. Grech?

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MR. GRECH: Aye.

CHAIRMAN GIRARDI: Today's
meeting is adjourned.

(Time noted: 9:55 a.m.)

CERTIFICATION

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

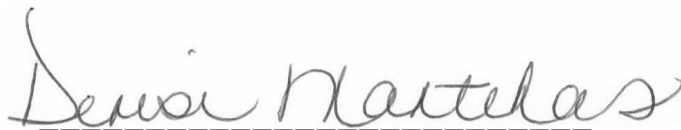
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

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 1eth day of May,
2021.



DENISE MANTEKAS

1	17:9, 17:12, 17:15, 17:18, 17:22, 18:2 aye [4] - 7:5, 8:13, 16:22, 17:24 ayes [1] - 9:18	correct [1] - 14:21 cost [1] - 11:8 Court [1] - 1:18 current [1] - 9:3	Four [1] - 9:18 four [1] - 9:18 FRED [1] - 2:5	hereby [1] - 19:4 herein [1] - 19:5 hereunto [1] - 19:14 hundred [1] - 11:12
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