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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
April 22, 2021, 9:00 a.m.
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: No new Business, New Business: Consideration of a Tenant Consent for Equity One/Regency Centers, 900 Old Country Road, Westbury – Paris Baguette/Haagan Dazs, Consideration of a Preliminary Inducement for BSREP III 107 Charles Lindburgh Boulevard LLC, Garden City, CEO Report, Consideration of Amended 2021 Meeting Schedule, Late PILOT Payment Update, Synopsis of Annual Compliance Data, LIBDC Annual Conference September 22-24, 2021, Consideration and Adoption of the Minutes March 25, 2021, Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman
James G. Marsh, Esq., Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Robert Bedford
Thomas Grech

Also in attendance: John E. Ryan, Agency Counsel
Bill Weir, Nixon Peabody
Paul O'Brien, Phillips Lytle LLP
Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
Alan Wax, Public Relations via Live Stream

Excused: Cherice Vanderhall, Board Member
Michael Lodato, Deputy Executive Director

The meeting was called to order at 9:11 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public. There was no public comment.

Village of Hempstead: No new Business

Village of Freeport: No new Business

New Business:

Tenant Consent for Equity One/Regency Centers, 900 Old Country Road, Westbury – Paris Baguette/Haagan Dazs: Flo Girardi made a motion to adopt tenant consent for Equity One/Regency centers, 900 Old Country Road, Westbury – Paris Baguette/Haagan Dazs, Paris Baguette/Haagan Daz will occupy 2,895 square feet of space and will create an estimated 15 employees. Term of the lease is ten (10) years. This motion was seconded by James Marsh. All were in favor. Motion carried.

Consideration of a Preliminary Inducement for BSREP III 107 Charles Lindburgh Boulevard LLC, Garden City: Dan Deegan, Esq. (Forchelli, Deegan, Terrana Law) made a presentation to the Board on behalf of BSREP III 107 Charles Lindburgh Boulevard. The applicant seeks to demolish an 89,464 sq. foot building located on 6.657 acres of land at 107 Charles Lindbergh Boulevard, Garden City. The new building will either house a pharmaceutical company or e-commerce distribution center. The new one story building will be approx. 114,380 sq. feet Flo Girardi made a motion to adopt a Preliminary Inducement Resolution for BSREP III extending a 10 year PILOT sales tax exemption and mortgage recording tax exemption. This motion was seconded by James Marsh. All were in favor. Motion carried.

CEO Report: Fred Parola provided the Board with a copy of the CEO Report.

Consideration of an Amended 2021 Meeting Schedule:

Old Business:

Late PILOT Payment Update: Arlyn provided an update.

Synopsis of Annual Compliance Data: Arlyn provided an update on the late PILOT payments for 830 Atlantic.

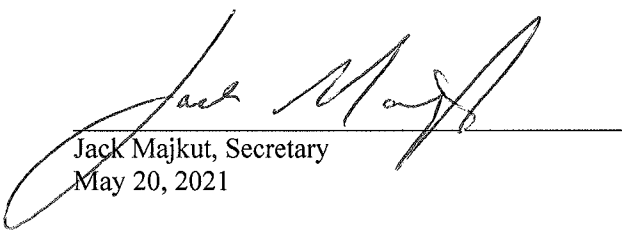
LIBDC Annual Conference September 22-24, 2021

Minutes: Consideration and Adoption of the Minutes March 25, 2021: Flo Girardi made a motion to adopt the minutes of March 25, 2021. This motion was second by James Marsh. All were in favor. Motion carried.

Report of the Treasurer: Edie Longo explained the financial statements and expenditure list for March 19, 2021 – April 15, 2021.

Executive Session: There was no executive session

Adjournment: Flo Girardi made a motion to adjourn the meeting at 9:40 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Jack Majkut, Secretary
May 20, 2021