

Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

June 17, 2021, 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: Hempstead 209 LLC, 209 Front Street, Hempstead, New Business: Consideration of a Tenant Consent for Stewart Ave Holding LLC, 900 Stewart Avenue, Garden City- Woodland International Transportation, Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Shoppers World, CEO Report, Consideration of a \$2,641.80 Resolution for payment to Gurney's Star Island for the LIBDC Annual Conference September 22-24, 2021, Consideration of a Resolution to Extend the Temporary Suspension of Administrative Late Fees for PILOT payments due to the Pandemic, Late PILOT Payment update, Alpamore LLC – Sales Tax Recapture Update, Discussion of Legislative Amendments regarding IDA's/PILOT's, Consideration and Adoption of the Minutes May 20, 2021, Consideration and Adoption of the Special Meeting Minutes of May 12, 2021 and June 2, 2021. Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance:

James G. Marsh, Esq., Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Thomas Grech, Member

Also in attendance:

John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
Alan Wax, Todd Shapiro Associates, Inc.

Excused:

Florestano Girardi, Chairman
Cherice Vanderhall, Board Member
Robert Bedford
Bill Weir, Nixon Peabody

The meeting was called to order at 9:06 a.m. The Vice Chairman declared a quorum was present.

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

Village of Hempstead: Consideration of an Amendment of Ownership for Hempstead 209 LLC, 209 Front Street, Hempstead. Dan Deegan, Esq. (Forchelli, Deegan, Terrana Law) made a presentation to the Board on behalf of Hempstead 209 LLC, 209 Front Street, Hempstead. The Company desires to sell to Front St Hempstead and Purchaser desires to purchase from the Company, an undivided fifty percent tenant-in-common interest in the subject property. LaMont Johnson made a motion to adopt an Amendment of Ownership for Hempstead 209 LLC, 209 Front Street, Hempstead. This motion was seconded by Tom Grech. All were in favor. Motion carried

Village of Freeport: No new Business

New Business:

Tenant Consent for Stewart Avenue Holdings LLC, 900 Stewart Ave, Garden City – Woodland International Transportation: Thomas Grech made a motion to approve a tenant consent for Stewart Avenue Holdings LLC, 900 Stewart Ave, Garden City Woodland International Transportation will occupy 3,526 square feet of space and will create an estimated 12 to 20 full-time employees. Woodland International Transportation is an innovative logistics, ecommerce and supply chain management service. Term of the lease is twenty (20) months. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Tenant Consent for Valley Stream Green Acres(Adjacent) LLC - Shoppers World, – Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Shoppers World. Shoppers World will occupy 72,795 square feet of space and will create an estimated 60 full-time employees. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

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

Consideration of a Resolution for payment to Gurney’s Star Island for the LIBDC Annual Conference, September 22-24, 2021: Jack Majkut made a motion to adopt a Resolution authorizing payment of \$2,641.80 to Gurney’s Star Island for the LIBDC Annual Conference, September 22 – 24, 2021. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration of a Resolution to Extend the Temporary Suspension of Administrative Late Fees for PILOT payments due to the Pandemic: Jack Majkut made a motion to adopt a Resolution to Extend the Temporary Suspension of Administrative Late Fees for PILOT payments to December 31, 2021, due to the Pandemic. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Old Business:

Late PILOT Payment Update: Arlyn provided an update on late PILOT payments for 830 Atlantic LLC & FAD Henry Food Corp.

Alphamore LLC – Sales Tax Recapture Update: Arlyn provided an update on the Sales Tax Exemption Recapture for Alphamore, LLC

Discussion of Legislative Amendments regarding IDA’s/PILOT’s: Fred Parola and John Ryan updated the Board on new amendments impacting the IDA.

Minutes: Consideration and Adoption of the Minutes May 12, 2021: Tom Grech made a motion to adopt the minutes of May 12, 2021. This motion was second by Jack Majket. All were in favor. Motion carried.

Minutes: Consideration and Adoption of the Minutes May 20, 2021: Tom Grech made a motion to adopt the minutes of May 20, 2021. This motion was second by Jack Majket. All were in favor. Motion carried.

Minutes: Consideration and Adoption of the Minutes June 2, 2021: Tom Grech made a motion to adopt the minutes of June 2, 2021. This motion was second by Jack Majket. All were in favor. Motion carried.

Report of the Treasurer: Edie Longo explained the financial statements and expenditure list for May 14, 2021 – June 10, 2021.

Executive Session: There was no executive session

Adjournment: Thomas Grech made a motion to adjourn the meeting at 9:29 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Jack Majkut, Secretary
July 22, 2021