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

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350 Front Street  
Hempstead, New York

July 22, 2021  
9:00 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  
JEB AMBROSINO (Intern)

JOHN RYAN, Ryan Brennan & Donnelly, LLP  
BILL WEIR, Nixon Peabody (via phone)  
PAUL O'BRIEN, Phillips Lytle LLP  
ALLEN WAX, Todd Shapiro's Office

Board of Directors

FLORESTANO GIRARDI  
REV. ERIC MALLETT  
JACK MAJKUT  
CHARISE VANDERHALL

Village of Hempstead Board

LAMONT JOHNSON  
DAN OPPENHEIMER  
STACEY LUCAS  
JOYLETTE WILLIAMS

Park Lake

Dan Deegan, Forchelli Deegan Terrana

CITY AUTOPLEX LLC & ALPHAMORE LLC

DANIEL BAKER, Certilman Balin

EMPIRE OFFSHORE WIND LLC

PETER CURRY, FARRELL FRITZ  
JONATHAN FORD  
CARL NERLICH

1  
2 CHAIRMAN GIRARDI: I'd like to  
3 call to order today's meeting of  
4 Town of Hempstead IDA.

5 Everybody stand and join me in  
6 the pledge of allegiance.

7 First item on the agenda is a  
8 vote. Consideration for an  
9 Authorizing Resolution for Park Lake  
10 Hempstead, 295 South Franklin  
11 Street, Hempstead. We're going to  
12 start with a vote.

13 Mr. Johnson?

14 MR. JOHNSON: Here.

15 CHAIRMAN GIRARDI: I'm taking a  
16 vote on the project.

17 MR. JOHNSON: Yes.

18 CHAIRMAN GIRARDI: You're an  
19 aye or a nay?

20 MR. JOHNSON: Aye.

21 CHAIRMAN GIRARDI:  
22 Mr. Oppenheimer?

23 MR. OPPENHEIMER: Aye.

24 CHAIRMAN GIRARDI: Ms.  
25 Hargraves?

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MS. HARGRAVES: Aye.

CHAIRMAN GIRARDI: Ms.

Williams?

MS. WILLIAMS: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: And Flo

Girardi is an aye. Motion is  
passed.

Now I'm going to open up public  
comment on any of the other agenda  
items. Do we have any public  
comment on any of the agenda items?

There is no public comment.

Next item on the agenda.

Consideration of a Sales Tax  
Exemption Extension of Time for City  
Autoplex, LLC, 233 North Franklin  
Street, Hempstead.

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MR. PAROLA: Are they here?

MR. BAKER: Daniel Baker,  
Certilman Balin Adler & Hyman.

Good morning, everyone. It's  
good to see everybody live in  
person.

You may recall this matter was  
originally approved by the Board in  
2019 for a new car dealership on  
Franklin Avenue in Hempstead. We  
went again in June of 2020 for an  
assignment and assumption to the now  
present owner of the property which  
is City Autoplex, LLC.

Our request today is for an  
extension of time for the completion  
of the project and the sales tax  
exemption. As you might guess and  
as I've stated in the letter to the  
Board, the delay in completion is  
due to Covid related activity  
inability to get all the materials  
they need and do all the things that  
are necessary to finish the project.

1  
2 So at this time, we're making a  
3 request for an extension of time to  
4 complete the project and extend the  
5 sales tax exemption benefit.

6 CHAIRMAN GIRARDI: Any Board  
7 members have any questions?

8 MR. GRECH: I have one comment  
9 and one question.

10 MR. BAKER: Sure.

11 MR. GRECH: How many employees  
12 in total are at that facility?

13 MR. BAKER: Great question.  
14 I'm sorry. I don't know offhand  
15 what the number is.

16 MR. GRECH: Roughly, do you  
17 have an idea?

18 MR. BAKER: I don't know.  
19 Mr. Lodato might have that  
20 information.

21 I don't know if you have it  
22 here.

23 MR. LODATO: I don't have it  
24 handy.

25 MR. PAROLA: I thought it was

1  
2 in the 50s.

3 MR. BAKER: It's a pretty  
4 substantial number.

5 MR. GRECH: Is it more than  
6 100?

7 MR. BAKER: No, not more than  
8 100.

9 Hempstead High School students  
10 have people coming in. There were  
11 some good add-ons to this deal to  
12 try to help the local area in  
13 addition to using local work force  
14 to do construction and so forth.

15 MR. GRECH: That's great. No  
16 further questions.

17 MS. LONGO: They are in full  
18 compliance with their employment. I  
19 don't have the number but they are  
20 in compliance.

21 CHAIRMAN GIRARDI: No other  
22 comments or questions?

23 I'll take a vote.

24 Mr. Johnson?

25 MR. JOHNSON: Aye.

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CHAIRMAN GIRARDI: Mr.  
Oppenheimer?

MR. OPPENHEIMER: Aye.

CHAIRMAN GIRARDI: Ms.  
Hargraves?

MR. LODATO: She left.

CHAIRMAN GIRARDI: Ms.  
Williams?

MS. WILLIAMS: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Next item on the agenda.  
Consideration of a Termination of  
Benefits for Alphamore LLC, 50  
Clinton Street, Hempstead, due to  
nonpayment of PILOT.

MR. BAKER: Good morning,



1  
2 Mr. Chairman. Again, Daniel Baker  
3 for the company.

4 Again, the necessity for us  
5 being here today is related to Covid  
6 activity. We've been before the  
7 Board a number of times with this  
8 project since it was originally  
9 approved. There have been  
10 challenges all along the way even  
11 pre-Covid as to the condition of the  
12 building and the requirements to  
13 renovate the building repair and fix  
14 the parking facility and other  
15 things which have brought us to the  
16 Board's request extension for sales  
17 tax, not only in amount but in time  
18 to get the job done. The Board has  
19 been very gracious as to approving  
20 those. The issue now is again  
21 related to Covid. This situation  
22 not only delays in the ability to  
23 get things done renovation wise but  
24 also the inability to collect rent  
25 from tenants who have not been able

1  
2 to use their facilities and as a  
3 result have not been paying rent in,  
4 you know, what would be the normal  
5 fashion.

6 There is also an issue, and I  
7 have discussed with your staff in  
8 recent times, with the 7th floor  
9 that is completely vacant at this  
10 time and not completed construction  
11 wise for the tenant to move in.  
12 There are conditions with the Nassau  
13 County Fire Marshall. The fire  
14 marshall had originally approved  
15 everything necessary to finish off  
16 that space and the sprinkler system  
17 to go in there. Everything was  
18 done. All the work was done. Final  
19 inspections were ready. And the  
20 fire marshall decided that now the  
21 full building needs to be  
22 sprinklered. This was never part of  
23 the original plan that was approved  
24 by them and has lead to delays.  
25 That 7th floor is not yet occupied

1  
2 and has not collected rent on the  
3 entire floor. That has lead to some  
4 challenging times for the building  
5 operator.

6 I will point out that the  
7 principal, William Siegel, who has  
8 been before the Board several times  
9 with me when we've had not only the  
10 first approval but subsequent  
11 requests. He has spoken with staff  
12 in recent times. He's going through  
13 some pretty significant medical  
14 issues. As I understand it, he's in  
15 a facility right now to help with  
16 that where he has to be sequestered  
17 for issues and so forth. He would  
18 have liked to have been here to let  
19 you know what has been going on.  
20 I've only spoken with him in recent  
21 days, but the message that they're  
22 sending is that absolutely, they  
23 want to continue on with the, you  
24 know, the work that they're doing at  
25 the building and with the IDA and

1  
2 will make payments as soon as  
3 possible. I know they have  
4 requested through me and on their  
5 own the ability to make these  
6 payments in installments. I've been  
7 advised that that's not possible.  
8 They just asked if they could have  
9 an extension of time to make the  
10 outstanding PILOT payments as soon  
11 as possible.

12 CHAIRMAN GIRARDI: Did they  
13 present any case as to how long they  
14 would need an extension for?

15 MR. BAKER: Well, I would think  
16 60 days at a minimum.

17 MR. PAROLA: What I would  
18 characterize as good faith, we just  
19 received a check for \$57,555 payable  
20 for the sales tax that they owed.  
21 So they did make a substantial  
22 contribution towards their overall  
23 governmental debt.

24 CHAIRMAN GIRARDI: And that  
25 covered the entire amount of

1  
2 property tax?

3 MS. LONGO: Recapture on the  
4 sales tax.

5 CHAIRMAN GIRARDI: So I'm going  
6 to, you know, because of COVID, is  
7 60 days a real number? I mean, you  
8 know, I'd rather see you guys work  
9 out with staff and go back and do  
10 your homework than be back here in  
11 two months and now you want another  
12 60 days. I'd rather have a real  
13 number and move ahead that we know  
14 you could do.

15 MR. BAKER: I agree with you,  
16 Mr. Chairman. My question to them  
17 is the same thing, what do you need,  
18 how much time? I don't think they  
19 know. I think a lot of it is really  
20 dependant on the 7th floor becoming  
21 occupied. They've now asked me to  
22 help out with them with the fire  
23 marshall which we will try to do and  
24 see if we can work some things out  
25 with them. As soon as they get that

1  
2 floor occupied and rent being paid,  
3 everything comes back to, you know,  
4 semi-normal and in a good place.

5 CHAIRMAN GIRARDI: Is there  
6 anything that the IDA could do to  
7 help them expediate the fire  
8 marshall?

9 MR. PAROLA: I mean, we'll  
10 cooperate in any way we can.

11 MS. LONGO: I'll coordinate  
12 with Dan and we can probably figure  
13 something out.

14 CHAIRMAN GIRARDI: Okay.

15 MR. OPPENHEIMER: I have a  
16 question. With the current finding  
17 by the fire marshall, you are not  
18 able to rent the 7th floor at all at  
19 this point?

20 MR. BAKER: Well, it's rented.  
21 They just can't take occupancy.

22 MR. OPPENHEIMER: I'm sorry?

23 MR. BAKER: They can't take  
24 occupancy. It is rented. The  
25 tenant that is looking to come in

1  
2 can't take occupancy until the fire  
3 marshall signs off.

4 MR. OPPENHEIMER: The fire  
5 marshall stated that he would have  
6 to sprinkler the entire building at  
7 this point?

8 MR. BAKER: Yes. Again, it was  
9 not part of the approved plan that  
10 was put in for the 7th floor. It  
11 was something that happened only  
12 after completion and inspection and  
13 all of that.

14 MR. OPPENHEIMER: What is the  
15 projected cost of sprinkling the  
16 entire building?

17 MR. BAKER: I don't know the  
18 number.

19 MR. OPPENHEIMER: Wouldn't that  
20 affect your ability to be able to  
21 follow through on payments if you  
22 have to spend millions of dollars?

23 MR. BAKER: It's not millions  
24 of dollars but it's still a  
25 significant amount of money. I

1  
2 don't know the dollar amount.

3 MR. OPPENHEIMER: Will you be  
4 able to provide a solid number to  
5 the IDA?

6 MR. BAKER: I can. Again, my  
7 apologies, only because these  
8 discussions have been coming pretty  
9 quickly in the last couple of days.  
10 I'm working with as much info as I  
11 can, again, the principal not being  
12 available to have deep discussions  
13 with me. I can certainly get all  
14 the information that the Board and  
15 the staff would ask in the next week  
16 or so, I would think.

17 MR. OPPENHEIMER: Thank you.

18 MR. JOHNSON: Mr. Chairman, I  
19 have a question.

20 Has there been any progress on  
21 the parking garage?

22 MR. BAKER: Yes. My  
23 understanding is that one of the  
24 levels that was, I guess, shut down  
25 is now completely open and finished



1  
2 recently. I think it's a week or  
3 two ago. I'm not sure of all the  
4 details but that was one of the  
5 things that one of the  
6 representatives from the company had  
7 advised me. I think that's good  
8 news. They're, you know, certainly  
9 making progress.

10 CHAIRMAN GIRARDI: Any other  
11 questions or comments from the  
12 Board?

13 I don't even know how to word  
14 this. If we --

15 MR. RYAN: You're gonna table  
16 it.

17 MR. PAROLA: We'll table the  
18 consideration, no?

19 MS. LONGO: We would just  
20 table.

21 CHAIRMAN GIRARDI: So we'll  
22 make a motion to table.

23 MR. GRECH: I'll second.

24 CHAIRMAN GIRARDI: Second from  
25 Mr. Grech. I'll take a vote.

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Mr. Johnson?

MR. JOHNSON: Aye.

CHAIRMAN GIRARDI:

Mr. Oppenheimer?

MR. OPPENHEIMER: Aye.

CHAIRMAN GIRARDI: Ms.

Williams?

MS. WILLIAMS: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi

is an aye. Thank you very much.

Next item on the agenda. Late

PILOT Update-Fad Henry Street Food

Corp., Henry Street, Hempstead.

MR. PAROLA: They paid.

CHAIRMAN GIRARDI: New

business. Presentation and

Consideration of a Preliminary Due

1  
2 Diligence Resolution for Empire  
3 Offshore Wind LLC, Hampton Road,  
4 Oceanside.

5 MR. CURRY: My name is Peter  
6 Curry, Farrell Fritz, 400 RXR Plaza,  
7 Uniondale, New York. With me are  
8 Jonathan Ford from Empire and Carl  
9 Nerlich who is a consultant on the  
10 project.

11 First of all, it's great to see  
12 the Board in person. Thank you for  
13 being here today to hear this  
14 application.

15 This is a project which is  
16 located at 3645 Hampton Road,  
17 Oceanside, New York. It is  
18 approximately a 6.65 acres site. It  
19 is currently used as a recycling  
20 center. There are no real  
21 improvements on it. The applicant  
22 is initially seeking to purchase the  
23 property to use as a substation in  
24 connection with the offshore wind  
25 project at the New York Bight. I

1  
2 think the last thing that this Board  
3 is going to want to hear is from an  
4 attorney on the engineering and  
5 particular aspects of an offshore  
6 wind project and substation so I'm  
7 going to have Mr. Ford speak on  
8 that. He is an employee of Equinor  
9 and in charge of certain aspects of  
10 this project.

11 MR. FORD: Thank you for having  
12 us today. Equinor is a global  
13 leading energy company well  
14 positioned in offshore wind. We  
15 currently have about a gigawatt of  
16 offshore wind assets located in  
17 Europe and are in the process of  
18 developing approximately 11 more  
19 gigawatts globally. Roughly, four  
20 of those here in the US. We have  
21 two leases, one off the coast of  
22 Massachusetts and another here in  
23 the New York Bight that is looking  
24 to be brought in for this location.  
25 We've been awarded 3.3 gigawatts of

1 (inaudible) with New York State.  
2  
3 The project that we are bringing  
4 forward here is our Empire Wind 2  
5 project. I serve as the commercial  
6 director for that. That is a 1260  
7 megawatt generation project that  
8 will be connecting in at the  
9 proposed location.

10 If you look at, it just kind of  
11 gives an idea of what we'll be  
12 building, slide six in the deck, it  
13 outlines what an offshore wind  
14 project is. We start with turbines  
15 out in the field. We gather that  
16 power, collect it, and put it into  
17 an offshore substation. That  
18 offshore substation sends the power  
19 to shore where we have an onshore  
20 substation that is part of the  
21 project, and that is what we are  
22 looking to build. That substation  
23 is critical infrastructure. It  
24 conditions the power and it lets us  
25 then connect into the local grid so

1  
2 we would then connect into the  
3 substation from this proposed site.

4 We recognize we are, you know,  
5 bringing power to shore in part of  
6 this community. And as part of our  
7 bid into New York State, we have  
8 various training program  
9 commitments, job opportunities, and  
10 other activities. We are  
11 establishing a presence in the  
12 community. Our own in base will be  
13 based in New York. A lot of our  
14 team is moving up and into the  
15 state. This parcel is something we  
16 need to have a feasible project to  
17 deliver this power and we are  
18 excited to partner with the  
19 community to do so.

20 MR. PAROLA: If I'm at Jones  
21 Beach, Field 6, looking out at the  
22 Atlantic, what do I see with your  
23 project that I don't see now?

24 MR. FORD: There are visual  
25 simulations that are submitted as

1  
2 part of our construction operation  
3 plan. On certain days, on the  
4 clearest zero humidity type days,  
5 you may at times see the tips of a  
6 couple of wind turbines, but it's  
7 not expected that those would be  
8 visible under standard conditions or  
9 particularly noticeable. I'd  
10 encourage those interested to go  
11 take a look. It's part of our  
12 permanent process. We have a  
13 regular Town Hall community so our  
14 community team can provide a bit  
15 more representation of what you  
16 might see. That's a little bit  
17 outside of my exact ability to speak  
18 to.

19 CHAIRMAN GIRARDI: How far  
20 offshore are the turbines?

21 MR. FORD: The closest point is  
22 14 miles offshore.

23 CHAIRMAN GIRARDI: 14?

24 MR. FORD: Yes. Most of the  
25 site is closer to 20.

1  
2 MR. CURRY: If you take a look  
3 at the deck, you'll see other things  
4 that Empire is doing to bring itself  
5 into the community. It's dealing  
6 with the fishery industry. It's  
7 trying to monitor the effect that  
8 these offshore wind turbines will  
9 have in that area. As Jonathan  
10 said, job training. There will be  
11 more than 500 jobs involved in the  
12 construction of the project. This  
13 is a large project. Its cost will  
14 exceed 200 million dollars. We're  
15 actually going through the process  
16 with New York State right now. That  
17 will be going on for a couple of  
18 years in terms of federal and state  
19 licensing in order to get this  
20 project to come, you know, to be  
21 approved. Upon the approval, then  
22 there would be a couple of year  
23 construction project. The  
24 estimation is that this project  
25 would go on line in 2027. That's



1  
2 our current estimation. Things are  
3 proceeding well with both the  
4 federal regulatory authorities and  
5 New York State regulatory  
6 authorities. We would anticipate  
7 they would go well with New York  
8 State because this is a New York  
9 State sponsored program. Things are  
10 going as well as can be expected;  
11 however, acquiring this substation  
12 site is integral to the success of  
13 the entire project which is why  
14 we're coming before this Board now.  
15 Certain of the assets need to be  
16 secured well ahead of time in order  
17 to get through the regulatory  
18 process, start construction,  
19 complete construction, and become  
20 operational. As I mentioned, this  
21 is about a 220 million dollar  
22 project. That is direct cost at  
23 this site. The overall cost of the  
24 project, the entire project far  
25 exceeds that, but we're just talking

1  
2 about the direct expenditures at the  
3 site substation is extremely  
4 expensive to construct.

5 What we're really looking to do  
6 here is to have a PILOT with the  
7 agency and get sales tax and  
8 eventually mortgage tax abatements  
9 to the extent that they are  
10 required. With regard to power  
11 production materials, not all of  
12 them are sales taxable. Some of  
13 them are exempt through other ways  
14 rather than through the IDA. So  
15 we're still trying to determine the  
16 exact amount of sales tax exemption  
17 we'd be looking for from the agency.  
18 It would be not be for the total  
19 project.

20 I mean, to my mind, I know this  
21 is the first of this type of project  
22 that's gone before the agency. This  
23 is really of the new, the next  
24 generation in power generation for  
25 Long Island. It's renewable energy.

1  
2 It's something that's going to  
3 change how we deal with electricity.  
4 If you think about the Barrett Plant  
5 as it stands now which is an old  
6 LIPA power plant along with some of  
7 the others that are in other areas  
8 of Long Island, this is a creative  
9 reuse. This is really where we  
10 should be going and recognized by  
11 New York State, recognized by the  
12 federal government that's it's  
13 integral and essential that we do  
14 this. That's why we're bringing it  
15 to the Board now. We'd like to  
16 partner with the Board over the next  
17 few years as this project proceeds  
18 to an eventual closing in our  
19 application for benefits. We'll  
20 keep the Board abreast of everything  
21 that is going on. We're really  
22 looking for you to start your due  
23 diligence process by resolution  
24 today. That's what we are here for.

25 CHAIRMAN GIRARDI: I'm

1  
2 confused. You're going to build the  
3 substation before you have okay from  
4 the state?

5 MR. CURRY: No. I'm going to  
6 secure the site. We're going to  
7 secure the site.

8 CHAIRMAN GIRARDI: So you're  
9 going to buy Hampton Road in  
10 Oceanside?

11 MR. CURRY: Exactly.

12 CHAIRMAN GIRARDI: So you want  
13 benefits to start from when you buy  
14 in the site?

15 MR. CURRY: We do not need any  
16 benefits to acquire the property.  
17 We're coming to this agency for the  
18 overall benefit of the eventual  
19 construction of this project. In  
20 terms of what we need to do, we want  
21 to let the agency know before we  
22 acquire any property that we are  
23 looking to this agency to partner  
24 with us in this project.

25 CHAIRMAN GIRARDI: You could

1  
2 start construction in two, four,  
3 five years. You're just looking for  
4 a PILOT now?

5 MR. CURRY: We are not looking  
6 for a PILOT now. We are introducing  
7 this project to the Board so that  
8 you can start your due diligence.  
9 This project will continue to pay  
10 the real estate taxes it currently  
11 pays until we're ready to enter into  
12 an agreement with the agency on the  
13 PILOT and on sales tax materials and  
14 eventually on the mortgage. So this  
15 is an introductory meeting with the  
16 agency. We're looking for a  
17 resolution by the agency to  
18 authorize the staff to commence due  
19 diligence on this project. The due  
20 diligence that we need in terms of  
21 what the PILOT would be based upon,  
22 the exact amount of materials that  
23 were subject to the IDA abatement on  
24 sales tax, and other issues that we  
25 need to -- This Board cannot act to

1  
2 finalize this application at this  
3 stage of the game. It's too  
4 premature; however, it's very  
5 important to us that we know that  
6 this Board is partnering with us on  
7 this project because we think your  
8 partnership with us is essential to  
9 the success or to the willingness to  
10 proceed actually and to the success  
11 of this project.

12 CHAIRMAN GIRARDI: Anybody on  
13 the Board have any questions?

14 MR. GRECH: I have a bunch of  
15 questions. You said 500 jobs that  
16 are --

17 MR. FORD: Approximately.

18 MR. GRECH: Roughly?

19 MR. FORD: Yeah.

20 MR. GRECH: How many  
21 affirmative long term to operate and  
22 manage that facility?

23 MR. FORD: We're expecting that  
24 there is sort of going to be a local  
25 community stakeholder who will be

1  
2 engaging with the community and then  
3 there will be some (inaudible)  
4 occasionally but not much long term  
5 permanent jobs.

6 MR. GRECH: So it's basically  
7 an on site substation?

8 MR. FORD: Yes.

9 MR. GRECH: It doesn't need  
10 care and feeding, right?

11 MR. FORD: No.

12 MR. GRECH: So I think I know  
13 the area pretty well. You know the  
14 area?

15 MR. FORD: Yeah.

16 MR. GRECH: You go down the  
17 hill and you go to the left to  
18 Costco. To the right, which is a  
19 horrible area over there, Rumson is  
20 just a couple of feet it seems like  
21 on the map to the right, correct?

22 MR. FORD: Yeah.

23 MR. GRECH: Not displacing  
24 anything else right now?

25 MR. CURRY: It's a recycling

1  
2 center. Again, there are no real  
3 permanent structures so it's not  
4 really displacing anything that is  
5 much a credit to the community.

6 MR. GRECH: Being down there, I  
7 would have to concur.

8 One comment for purposes of  
9 future consideration. It's a 200  
10 million dollar cost. That's a lot  
11 of cost. I'd like to suggest that  
12 as you continue to work with us that  
13 we're practical and reasonable that  
14 you folks commit to like a buy  
15 local, shop local type of mentality  
16 for, again, reasonable and  
17 practical, right? I don't  
18 personally wanna see trucks coming  
19 in from New Jersey or trucks coming  
20 from other places outside the area  
21 or Town of Hempstead. I'd like to  
22 get some kind of consideration for  
23 that just for the record for this  
24 conversation.

25 MR. FORD: We've made local New



1  
2 York State benefits too. So as much  
3 as we can do, you know, the local --  
4 That is our goal. I'd be happy to  
5 have those discussions with the IDA  
6 to try to make sure as we find out  
7 firms and finalize our plan to  
8 create as much opportunity as we  
9 can.

10 MR. GRECH: It would be  
11 disheartening to do this at some  
12 point in the future and see trucks  
13 and people coming in from New Jersey  
14 with supplies, basic stuff, right,  
15 rebar, cement.

16 MR. CURRY: Yes, understood.

17 MR. GRECH: That would not be  
18 very good. No further questions.

19 MR. MAJKUT: Approximately how  
20 far in the developmental stage are  
21 you in this project? Are you years  
22 away right now?

23 MR. FORD: We've received what  
24 is called the notice of intent or  
25 NOI from BOEM which kicks off

1  
2 roughly to a year permanent process  
3 in our State Article 7. New York  
4 State kind of will follow that.  
5 When that process concludes, then  
6 we'll be able to start construction  
7 which is expected to take, you know,  
8 two years, two and a half years kind  
9 of reach. We'd probably be making  
10 -- First power would come in in  
11 2027.

12 MR. MAJKUT: Thank you.

13 CHAIRMAN GIRARDI: So I'll make  
14 a motion for due diligence  
15 resolution. Do I have a second?

16 MS. VANDERHALL: Second.

17 CHAIRMAN GIRARDI: Second by  
18 Ms. Vanderhall. I'll take a vote.

19 Ms. Vanderhall?

20 MS. VANDERHALL: Aye.

21 CHAIRMAN GIRARDI: Mr. Grech?

22 MR. GRECH: Aye.

23 CHAIRMAN GIRARDI: Reverend  
24 Mallette?

25 REVEREND MALLETT: Aye.

1  
2 CHAIRMAN GIRARDI: Flo Girardi  
3 is an aye.

4 Mr. Majkut?

5 MR. MAJKUT: Aye.

6 CHAIRMAN GIRARDI: The ayes  
7 have it. Thank you.

8 MR. CURRY: Thank you for the  
9 Board's consideration. We look  
10 forward to coming back several more  
11 times as this project progresses.

12 CHAIRMAN GIRARDI: Next item on  
13 the agenda. Consideration of a  
14 Tenant Consent for Equity One  
15 Regency Centers, Old County Road,  
16 Westbury, J Crew Factory.

17 MR. PAROLA: 4800 square feet,  
18 about 20 employees. Crew is a major  
19 clothing retailer and entity.

20 CHAIRMAN GIRARDI: I'll make  
21 the motion.

22 REVEREND MALLETT: Second.

23 CHAIRMAN GIRARDI: Second by  
24 Mr. Grech.

25 MR. GRECH: That was Reverend

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Mallette.

CHAIRMAN GIRARDI: Let's take a  
vote.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

MS. VANDERHALL: Reverend  
Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item on  
the agenda. Consideration of a  
Tenant Consent for Valley Stream  
Green Acres LLC.

MR. PAROLA: This is a small  
kiosk. I trust it's less than  
300 square feet. It's David's  
Cookies which are worthy of  
devouring, if I may.

CHAIRMAN GIRARDI: I'll make a

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motion.

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: I'll take a  
vote.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item on  
the agenda. Valley Stream Green  
Acres Tenant Consent.

MR. PAROLA: 10,000 square  
feet, 10 estimated employees at  
Green Acres Mall.

CHAIRMAN GIRARDI: What is it?

MR. PAROLA: Cotton ON USA. I  
think it's clothing.

1  
2 MR. GRECH: I have a teenager.  
3 It's clothing.

4 CHAIRMAN GIRARDI: I'll make a  
5 motion.

6 MR. MAJKUT: I'll second.

7 CHAIRMAN GIRARDI: Take a vote.

8 Ms. Vanderhall?

9 MS. VANDERHALL: Aye.

10 CHAIRMAN GIRARDI: Mr. Grech?

11 MR. GRECH: Aye.

12 MS. VANDERHALL: Reverend  
13 Mallette?

14 REVEREND MALLETTE: Aye.

15 CHAIRMAN GIRARDI: Flo Girardi  
16 is an aye.

17 Mr. Majkut?

18 MR. MAJKUT: Aye.

19 CHAIRMAN GIRARDI: Next item on  
20 the agenda. Consideration of a  
21 Termination of Benefits for 830  
22 Atlantic Avenue LLC, due to  
23 nonpayment of pilot.

24 MS. LONGO: This is the last  
25 year in the PILOT. They are behind

1  
2 the school tax payment for the  
3 second half of 2021. We're waiting  
4 for payment on the second half of  
5 the general '21. After that,  
6 they're out of the PILOT anyway.  
7 Terminating mid PILOT is entirely  
8 the call of the Board, but it would  
9 be my recommendation that we just  
10 try and see these payments through,  
11 collect the money, and be done with  
12 the project.

13 CHAIRMAN GIRARDI: Are they  
14 giving any reason why?

15 MR. PAROLA: Covid.

16 MS. LONGO: It's a gym.

17 MR. PAROLA: They were closed  
18 for five months maybe, perhaps more.

19 MS. LONGO: Yes, years.

20 MR. PAROLA: They're just  
21 getting back up to speed. I mean,  
22 action to terminate would, you know,  
23 add insult to injury.

24 CHAIRMAN GIRARDI: Didn't it  
25 come before us two months ago, three

1  
2 months ago?

3 MS. LONGO: At that point, they  
4 were delayed on their first half  
5 general which they have caught up  
6 on. The only remaining one that  
7 today is outstanding is the second  
8 half school which was due May 10th.  
9 The bill also went out for the  
10 second half general which is not  
11 payable until August 10th.

12 MS. VANDERHALL: Where are they  
13 located again?

14 MS. LONGO: Baldwin, on  
15 Atlantic Avenue.

16 CHAIRMAN GIRARDI: How much  
17 money are we talking about, roughly?

18 MS. LONGO: It's under a  
19 hundred combined.

20 MS. TOMEO: The school is  
21 67,534.61. The general I don't have  
22 because it's just an invoice. It's  
23 not due yet.

24 MR. PAROLA: Not until  
25 August 10th.



1  
2 MS. VANDERHALL: Does that  
3 include penalties?

4 MS. TOMEO: That one hasn't.  
5 The school has. The school has been  
6 accruing penalties for the agreement  
7 5 percent for the first month, 1  
8 percent for every month after that.

9 MS. LONGO: The general is not  
10 late yet so there is no penalties  
11 assessed.

12 CHAIRMAN GIRARDI: They didn't  
13 give the staff any indication on  
14 timeframe?

15 MS. LONGO: I mean, we've been  
16 in contact with them. No. We don't  
17 have an actual timeframe. They're  
18 just getting back into the swing of  
19 things.

20 MR. PAROLA: I mean, they're  
21 trying.

22 MS. TOMEO: They're making  
23 their payments on a delay. Since  
24 their PILOT ends at the end of the  
25 year, they only have these last two

1  
2 payments left.

3 MR. GRECH: Can we confirm the  
4 place is open?

5 MR. PAROLA: It is open. I  
6 think now it's fully operational.

7 MS. LONGO: Yeah.

8 MR. PAROLA: And it hadn't been  
9 before a few months ago.

10 MS. VANDERHALL: Do you know  
11 whether they're going to be looking  
12 to renew?

13 MS. LONGO: We can't renew  
14 them. At the time that we did this  
15 PILOT, their retail had sunset. The  
16 retail law had sunsetted. The  
17 retail policy is now in full force  
18 and we can't do retail facilities.

19 MR. RYAN: Bill Weir makes a  
20 very good point. If we terminate  
21 them now, you're going to be in a  
22 collection action anyway.

23 MS. LONGO: And they are  
24 continuing to cooperate with us in  
25 terms of payment. I think the end

1  
2 result we all want is for just to  
3 make these payments and then get out  
4 of the PILOT as gracefully as  
5 possible.

6 MR. PAROLA: They have always  
7 been responsive. We feel for their  
8 problem, as so many businesses and  
9 staff would urge you to continue not  
10 to delete them.

11 CHAIRMAN GIRARDI: If we don't  
12 terminate, how do I word this?

13 MR. PAROLA: We can table.

14 MR. RYAN: Table again, yes.

15 CHAIRMAN GIRARDI: Any  
16 questions from the Board?

17 I'll make a motion to table.  
18 Do I have a second?

19 MR. MAJKUT: I'll second.

20 CHAIRMAN GIRARDI: Second by  
21 Mr. Majkut.

22 I'll take a vote.

23 Ms. Vanderhall?

24 MS. VANDERHALL: Aye.

25 CHAIRMAN GIRARDI: Mr. Grech?

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MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETTTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: I am going  
to now ask, should we move to  
executive session now before we go  
into other new business?

MR. PAROLA: Whatever your  
pleasure.

CHAIRMAN GIRARDI: I'm going to  
make a motion to move to executive  
session. Do I have a second?

REVEREND MALLETTTE: Second.

CHAIRMAN GIRARDI: Second by  
Reverend Mallette.

I'll take a vote.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Reverend

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Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

(Whereupon, a recess was taken  
to go into executive session.)

CHAIRMAN GIRARDI: I make a  
motion to come out of the executive  
session.

MS. VANDERHALL: Second.

CHAIRMAN GIRARDI: I'll take a  
vote.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

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MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item on the agenda is the CEO's report. Fred isn't here right now. We'll go to the next one.

Consideration of a Ratifying and Confirming Resolution to hire Todd Shapiro Associates Inc. as a Consultant.

I'll make the motion. Do I have a second?

REVEREND MALLETT: Second.

CHAIRMAN GIRARDI: Seconded by Reverend Mallette. I'll take a vote.

Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Flo Girardi is an aye.

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Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item.

Consideration of an amended  
Recurring Expenses Resolution.

MR. LODATO: The recurring  
expense resolution was modified  
slightly to include new addresses of  
payees. I think Staples' address  
had changed.

MS. LONGO: Loyal Business.

MR. LODATO: Loyal Business had  
changed their name to Emerald. They  
have been taken over by Emerald.  
They sell and service our copy  
machine. So it's just kind of  
housekeeping for address and name  
changes on our recurring expenses  
resolution.

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

MR. GRECH: I'll second.

CHAIRMAN GIRARDI: Second by  
Mr. Grech.

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Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: CEO's  
Report.

MR. PAROLA: You'll note from  
the third page that we are  
entertaining a number of new  
applications, mixed purposes  
warehousing, industrial warehousing,  
as well as residential housing  
market rate. So we're busy.

As we indicated in the meeting  
inside, there are a number of  
applications that haven't even made  
this yet, three or four, that also



1  
2 reflect a diversity both in  
3 residential housing as well as  
4 commercial and other related  
5 economic developments. So we're  
6 very viable and things are looking  
7 better as hopefully we get out of  
8 the Covid era. I don't know if  
9 there are any questions. I'd be  
10 happy to answer.

11 CHAIRMAN GIRARDI: No  
12 questions.

13 Last item. Consideration of a  
14 Resolution to hire an Agency Intern.

15 MR. PAROLA: We just want to  
16 put it on the record. We've been  
17 very fortunate in having Jebediah  
18 with us for the summer. He is young  
19 so he's therefore by linkage  
20 technologically creative and  
21 knowledgeable unlike some of us in  
22 the office. He's been a great help  
23 to us. He doesn't get paid. He's  
24 doing it for love. We're happy to  
25 have him.

1  
2 CHAIRMAN GIRARDI: Why do I  
3 have the word hiring?

4 MR. PAROLA: We wanted to  
5 formalize it so that, you know, when  
6 he goes out, he has proof that he  
7 worked here.

8 CHAIRMAN GIRARDI: At some  
9 point, give him some lunch money or  
10 something.

11 MR. PAROLA: I'll buy him  
12 lunch, yes.

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

15 MR. GRECH: I'll make a second.

16 CHAIRMAN GIRARDI: Second by  
17 Mr. Grech.

18 Ms. Vanderhall?

19 MS. VANDERHALL: Aye.

20 CHAIRMAN GIRARDI: Mr. Grech?

21 MR. GRECH: Aye.

22 CHAIRMAN GIRARDI: Reverend  
23 Mallette?

24 REVEREND MALLETTE: Aye.

25 CHAIRMAN GIRARDI: Flo Girardi

1  
2 is an aye.

3 Mr. Majkut?

4 MR. MAJKUT: Aye.

5 CHAIRMAN GIRARDI: Motion is  
6 passed.

7 Old business. Decision Update  
8 on the Lawrence School District  
9 versus The Town of Hempstead IDA.

10 MR. WEIR: I'm happy to report  
11 that the Appellate Division Second  
12 Department dismissed the appeal of  
13 the school district's loss at the  
14 trial level. The Appellate Division  
15 said the Board used sound judgment  
16 on determining the basis of the  
17 PILOT and did not act arbitrarily  
18 (inaudible) and therefore was no  
19 round in Article 78 to overturn the  
20 Board's actions. We've now won  
21 twice in the courts on this action.

22 MR. RYAN: The decision was  
23 unanimous, four judges of the Court.

24 CHAIRMAN GIRARDI: Next item on  
25 the agenda. Gold Star Status, New

1  
2 York Retirement system.

3 MR. PAROLA: Laura and Lorraine  
4 predominantly worked very hard with  
5 the bureaucrats with the state. You  
6 have a copy but I have the gold star  
7 that they received with respect to  
8 their work on the retirement system.  
9 I don't know if there is a platinum  
10 or a lithium or what have you but  
11 we've gotten the gold star.

12 Congratulations. Job well  
13 done.

14 CHAIRMAN GIRARDI: Very good.

15 Next item on the agenda.  
16 Consideration and Adoption of the  
17 Special Meeting Minutes of June 9,  
18 2021.

19 I'll make a motion to waive it.

20 REVEREND MALLETT: Second.

21 CHAIRMAN GIRARDI: Do I have a  
22 vote?

23 Ms. Vanderhall?

24 MS. VANDERHALL: Aye.

25 CHAIRMAN GIRARDI: Mr. Grech?

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MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETTTE: Aye.

CHAIRMAN GIRARDI: I'm an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item.  
Consideration and Adoption of the  
Minutes of the June 17, 2021  
meeting.

I would make a motion to waive  
the reading and adopt.

REVEREND MALLETTTE: Second.

CHAIRMAN GIRARDI: Ms.  
Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend  
Mallette?

REVEREND MALLETTTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi  
is an aye.

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Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Next item.  
Report of the Treasurer. Financial  
Statements and Expenditure List  
June 11th to July 15, 2021.

REVEREND MALLETTE:  
Mr. Chairman, the expenditure list  
of June 11, 2121 through July 15,  
2021, all looks to be in order.

CHAIRMAN GIRARDI: Very good.  
Committee Updates. We had a  
committee meeting this morning.

MR. LODATO: That was LDC.

CHAIRMAN GIRARDI: Oh, okay. I  
apologize. We still had the  
meeting.

MR. LODATO: We did.

CHAIRMAN GIRARDI: That's it.  
I make a motion to adjourn today's  
meeting. Do I have a second?

MR. GRECH: Second.

CHAIRMAN GIRARDI: Second by  
Mr. Grech.

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Ms. Vanderhall?

MS. VANDERHALL: Aye.

CHAIRMAN GIRARDI: Mr. Grech?

MR. GRECH: Aye.

CHAIRMAN GIRARDI: Reverend

Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Flo Girardi

is an aye.

Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Meeting is

adjourned.

(Time noted: 10:10 a.m.)

CERTIFICATION

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

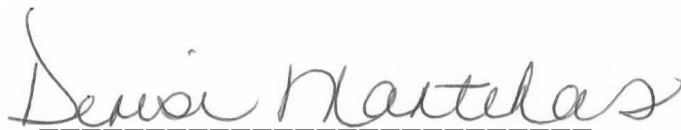
THAT the witness whose testimony is herein  
before set forth, was duly sworn by me; and

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 23rd day of July,  
2021.



DENISE MANTEKAS



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