

Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

December 20, 2021 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: Consideration of a Termination and Recapture Resolution for Alphamore LLC, 50 Clinton Street, Hempstead, Update late PILOT Payments – Fad Henry, New Business: Consideration of an Authorizing Resolution for S&S Atlantic Realty Inc., 418 Atlantic Avenue, Oceanside, Consideration of a Sales Tax Exemption Extension (of time only) for Gabrielli Inwood Phase II, 31 Alameda Street, Inwood, Consideration of a Mortgage Consolidation for 3235 Hempstead Mid Rockland Levittown, 3235 Hempstead Tpke., Levittown, Consideration of a Mortgage Consolidation for SLZM Realty Mid Rockland Lynbrook, 443 Sunrise Highway, Lynbrook, Consideration of a Mortgage Refinance for CHSGN LI Hotel Partners LLC, 1800 Privado Road, Westbury, Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook, - Goal family Medical, Consideration of a Tenant Consent for Equity One/Regency Centers LP, 900 Old Country Road, Garden City – Restore Hyper Wellness and Cryotherapy, Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream –Green Acres Kids LLC, Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Jembro, CEO Report, Consideration and Adoption of the Fund Balance Policy, Consideration and Adoption of the Standard Project Procedures, Consideration and Adoption of the Sexual Harassment Policy, Consideration of a Salary Resolution for Frederick Parola, Consideration of a Salary Resolution for Edith Longo, Consideration of a Salary Resolution for Lorraine Rhoads, Consideration of a Salary Resolution for Arlyn Eames, Consideration of a Salary Resolution for Michael Lodato, Consideration of a Salary Resolution for Laura Tomeo, Consideration of an Amended and Restated Resolution for PILOT Administrative Late Fees, Consideration of a Resolution to pay Massa and Massa and Associates for 2021 update to Actuary Report, subject to GASB 74/75 requirements, Consideration of a Resolution to approve the contract with Giovatto Agency for website maintenance, Consideration of a Resolution to approve the contract with Sheehan & Company for the 2021 Audit and 2022 Review, NYSEDC, Consideration and Adoption of the 2022 Meeting Schedule, Confidential Evaluation of Board Performance 2021, Old Business: None, Consideration and Adoption of the Minutes November 18, 2021, Report of the Treasurer, Committee Updates, Executive Session, Adjournment

Those in attendance:

Florestano Girardi, Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary (Telephonically)
Thomas Grech, Member
Robert Bedford, Member (Telephonically)

Village of Hempstead Members:

Daniel Oppenheimer
LaMont Johnson
Joylette Williams
Stacey Lucas

Also in attendance:

Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer

Michael Lodato, Deputy Executive Director
Laura Tomeo, Deputy Agency Administrator
John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Terrance Walsh. (Electronically)
Alan Wax, Todd Shapiro Associates, Inc. (Electronically)

Excused: Lorraine Rhoads, Agency Administrator

Resigned: James G. Marsh, Esq., Vice Chairman
Cherice Vanderhall, Board Member

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.

Village of Freeport: No new Business

Village of Hempstead:

Consideration of a Termination and Recapture for Alhamore LLC, 50 Clinton Street, Hempstead: William Segal addressed the board about the current past due PILOT payment. Dan Baker also addressed the board. Tom Grech made a motion to accept a partial payment of \$210,000.00 to cover (3) three late PILOT installments by the end of business 12/21/2021. Additionally, final balance must be paid by close of business January 14th to avoid termination. This motion was seconded by LaMont Johnson. All were in favor. Motion carried.

Update Late PILOT Payments – FAD Henry: Arlyn spoke to the Board Members and explained that she spoke with Juan Perez from FAD Henry and that they made payment. FAD Henry's payments are up to date.

New Business:

Consideration of an Authorizing Resolution for S&S Atlantic Realty Inc.: Dave Curry from Farrell Fritz made a presentation to the Board on behalf of S&S Atlantic Realty, 418 Atlantic Avenue, Oceanside, New York. Eric Mallette made a motion to approve an Authorizing Resolution for S&S Atlantic. The applicant will construct a residential rental complex of approximately 22,500 square feet on 1.2 acre parcel of land. The project will consist of (22) two bedroom apartments and (1) one bedroom apartment. The project is located in a transit oriented district approved by the Town of Hempstead. This motion was seconded by Flo Girardi. All were in favor. Motion carried

Consideration of a Sales Tax Exemption Extension (of time only) for Gabrielli Inwood Phase II, 31 Alameda Street, Inwood: Thomas Grech made a motion to approve a Sales Tax Exemption Extension (of time only). Due to the COVID-19 Global Pandemic and subsequent global supply chain delays, Gabrielli had been unable to purchase the furniture, fixtures, and equipment needed to complete the project by December 31, 2021 deadline. The applicant seeks to extend the sales-tax exemption authorization deadline to June 30, 2022. This motion was seconded by Flo Girardi. All were in favor. Motion carried

Consideration of a Mortgage Consolidation for 3235 Hempstead Mid Rockland Levittown, 3235 Hempstead Tpke., 443 Sunrise Highway, Lynbrook: Flo Girardi made a motion to approve a Mortgage Consolidation for 3235 Hempstead MidRockland Levittown, 443 Sunrise Highway, Lynbrook. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Mortgage Consolidation for SLZM Realty MID Rockland Lynbrook, 443 Sunrise Highway, Lynbrook: Flo Girardi made a motion to approve a Mortgage Consolidation for SLZM Realty MID Rockland Lynbrook, 443 Sunrise Highway, Lynbrook. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Mortgage Consolidation for CHSGN LI Hotel Partners LLC., 1800 Privado Road, Westbury: Flo Girardi made a motion to approve a Mortgage Consolidation for CHSGN LI Hotel Partners LLC., 1800 Privado Road, Westbury. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook, NY – Goal Family Medical PC: Flo Girardi made a motion to approve a Tenant Consent for 444 Merrick Road, Lynbrook, NY – Goal Family Medical PC. Goal Family Medical P.C. is a medical practice specializing in family medicine. The premises are comprised of 3,160 square feet. They currently have (4) four employees and will be adding two more upon the relocation. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Considered of a Tenant Consent for Equity One/Regency Centers LP, 900 Old Country Road, Garden City – Restore Hyper Wellness and Cryotherapy: Flo Girardi made a motion to approve a Tenant Consent for Equity One/Regency Centers LP, 900 Old Country Road, Garden City–Restore Hyper Wellness and Cryotherapy. The leased premises shall be used and occupied solely for the operation of a Restore Hyper Wellness and Cryotherapy location offering localized and general cryotherapy, compression therapy, stretching, infrared therapy, hydrafacials photobiomodulation therapy, hyperbaric therapy, micronutrient testing, cryoskin, IV Drip therapy, and related services. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Green Acres Kids LLC: Flo Girardi made a motion to approve a Tenant Consent for Valley stream Green Acres Mall, Valley Stream – Green Acres Kids LLC. Green Acres Kids will occupy approximately 30,665 square feet of space and will create an estimate of (13) full time employees. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Tenant Consent for Green Acres Adjacent, 2034 Green Acres Mall, Valley Stream – Green Acres - Jembro: Eric Mallette made a motion to approve a Tenant Consent for Green Acres Adjacent Valley Stream – Jembro will occupy approximately 7,757 square feet of space and will create an estimate of (8) employees. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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

Consideration and Adoption of the Fund Balance Policy: Edie addressed the board about a Fund Balance Policy. Flo Girardi made a motion to adopt the Fund Balance Policy. This motion was seconded by To Grech. All were in favor.

Consideration and Adoption of the Standard Project Procedures: – Flo Girardi made a motion to adopt the Standard Project Procedures as presented by committee. This motion was seconded by Eric Mallette. All were in favor.

Consideration of the Agency’s Sexual Harassment Policy: – Flo Girardi made a motion to re- adopt the Agency’s Sexual Harassment Policy as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of a Salary Resolution for Frederick Parola: Flo Girardi made a motion to approve a salary increase for Frederick Parola. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of a Salary Resolution for Edith Longo: Flo Girardi made a motion to approve a salary increase for Edith Longo. This motion was seconded by Thomas Grech. All were in favor. Motion carried

Consideration of a Salary Resolution for Lorraine Rhoads: Flo Girardi made a motion to approve a salary increase for Lorrain Rhoads. This motion was seconded by Thomas Grech. All were in favor. Motion carried

Consideration of a Salary Resolution for Arlyn Eames: Flo Girardi made a motion to approve a salary increase for Arlyn Eames. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of a Salary Resolution for Michael Lodato: Flo Girardi made a motion to approve a salary increase for Michael Lodato. This motion was seconded by Thomas Grech. All were in favor. Motion carried

Consideration of a Salary Resolution for Laura Tomeo: Flo Girardi made a motion to approve a salary increase for Laura Tomeo. This motion was seconded by Thomas Grech. All were in favor. Motion carried

Consideration of an Amended and Restated Resolution for PILOT Administrative Late Fees: Flo Girardi made a motion to Amend and Reinstate the Resolution for PILOT Administrative Late Fees. This motion was second by Eric Mallette. All were in favor. Motion carried.

Consideration of a resolution to pay Massa and Associates for 2021 update to Actuary Report, subject to GASB 74/75 requirements: Mike spoke to the board regarding the update to GASB 74/75 report. Flo Girardi made a motion to enter into a contract for the 2021 update to the Actuary report. This motion was second by Thomas Grech. All were in favor. Motion carried.

Consideration of the 2022 Giovatto Agency Contract for Website Maintenance - Flo Girardi made a motion to adopt the 2022 Giovatto Agency Contract for Website Maintenance for an amount not to exceed \$5,000. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of a Resolution to approve the contract with Sheehan & Company for the 2021 Audit and 2022 Review: Flo Girardi made a motion to adopt the contract for Sheehan and Company as auditors for the IDA for the 2021 Audit and State Reporting and 2022 Review. This motion was second by Thomas Grech. All were in favor. Motion carried.

Consideration of a Membership Renewal for NYSEDC - Eric Mallette made a motion to adopt a Membership Renewal for NYSEDC for an amount not to exceed an amount of \$1,500.00. This motion was seconded by Flo Girardi. All were in favor. Motion carried

Consideration of the 2022 Meeting Schedule – Thomas Grech made a motion to adopt the 2022 Meeting Schedule. This motion was seconded by Flo Girardi. All were in favor.

Consideration Evaluation of Board Performance 2021: Arlyn explained and circulated confidential Self-Evaluation Forms for the board to complete. The board was advised to return the forms ASAP. No vote needed

Old Business:

Minutes of the November 18, 2021 Board Meeting: Flo Girardi made a motion to adopt the minutes of November 18, 2021. This motion was second by Tom Grech. All were in favor. Motion carried. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for November 12, 2021 – December 13, 2021.

Committee Updates: There were no updates

Executive Session: There was no executive session

Adjournment: Flo Girardi made a motion to adjourn the meeting at 10:35 a.m. This motion was seconded by Tom Grech. All were in favor. Motion carried.