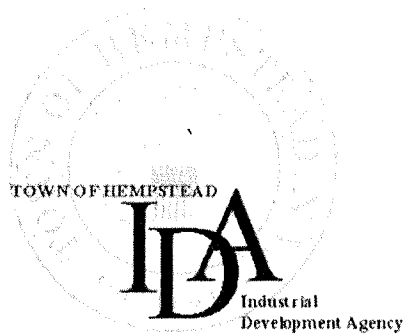


Frederick E. Parola
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037
(516) 489-5000 EXT. 4200 • (516) 489-3179
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
March 24, 2022 9:00 a.m.
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business: Village of Freeport:** Consideration of an Authorizing Resolution for Regan Development, #206 Smith Street, Freeport, Village of Freeport. **Village of Hempstead:** Consideration of an Authorizing Resolution for Carman Place Apartments LLC for the Residential portion of the project, Consideration of an Authorizing Resolution for Carman Place Apartments LLC for the Commercial portion of the project, **New Business:** Consideration of an Authorizing Resolution for 43-47 Broadway Realty, LLC, 17 & 21 Langdon Place, 47 Broadway, 90 & 96 Station Plaza, Lynbrook, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green acres Mall, Valley Stream – Windsor Fashions, **New Business – Other:** CEO Report, Compliance Review 2021, Appointment of Compliance/Contracting Officer, Consideration and Adoption of the Annual Financial Report, Consideration and Adoption of the Audited Financial Statements, Consideration and Adoption of the Mission Statement 2022 and Measurement Report 2021, Consideration and Adoption of the Property Disposition Policy, Consideration and Adoption of the Operating and Accomplishments 2021, Consideration and Adoption of the Purchasing Guidelines, Consideration and Adoption of the Self Evaluation Policy and Procedures, Consideration and Adoption of the Code of Ethics, Consideration and Adoption of the Amended Fee Schedule, Consideration and Adoption of an Amended Standard Project Procedures, Consideration and Adoption of an Amended Standard Project Procedures, Consideration and Adoption of the Investment Policy and Guidelines, Consideration and Adoption of Assessment of Effectiveness of Internal Controls, **Old Business:** Consideration and Adoption of the Minutes February 24, 2022, Report of the Treasurer, Committee Updates, Executive Session, Adjournment.

Those in attendance:
Florestano Girardi, Chairman
Thomas Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jerry Kornbluth, Ph.D
Jill Mollitor

Village of Hempstead Members:
Daniel Oppenheimer
LaMont Johnson
Stacey Lucas
Joylette Williams

Village of Freeport Members:
Hon. Robert T. Kennedy, Freeport Member
Vilma Lancaster
LaDonna Taylor
Mark Davella

Also in attendance:
Frederick E. Parola, CEO
Edie Longo, CFO
Lorraine Rhoads, Agency Administrator
Michael Lodato, Deputy Executive Director
Laura Tomeo, Deputy Agency Administrator
John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Terrance Walsh, Nixon & Peabody

Excused:

Jack Majkut, Secretary
Arlyn Eames, Deputy Financial Officer

The meeting was called to order at 9:18 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public:

Katherine Gary, Aubrey Mohamed, Shelley Brazley and Terry Winston spoke about the PILOTS in Hempstead. They expressed to the Board how they were not in favor of any PILOTS.

Village of Freeport:

Consideration of an Inducement Resolution for Regan Development, 206 Smith Street, Freeport: Dan Deegan from Forchelli, Deegan, Terrana addressed the Board about the project. The applicant intends to develop a 39,780 square foot building on .7505 acres of land. It will consist of a 31 unit, 2 story wood framed multiple dwelling building with 48 on-site parking spaces. Unit mix to include 1 studio, 28 (1) – bedroom and (2) 2-bedrooms. Site is currently vacant and is owned by an interdenominational organization which is tax exempt. This project will have 100% of the units as affordable. Thomas Grech made a motion to accept an Inducement Resolution for Regan Development granting a Sales Tax Exemption, MRT Exemption and a 20 year PILOT with a 10 year extension. This motion was seconded by Mark Davella. All were in favor. Motion carried.

Village of Hempstead:

Consideration for an Authorizing Resolution for Carman Place Apartments (Residential): Dan Deegan from Forchelli, Deegan, Terrana made a presentation to the Board Members about the project. This applicant intends to demolish an existing 15,573 square foot building and develop, construct, and own two-residential buildings with a total of 228 affordable rental units including 1 superintendent's unit, plus a 22,600 square foot commercial space on Main Street and Bedell Street in the Village of Hempstead. The total square feet of both buildings will be 323,198. The residential buildings will consist of 30 studio apartments, 140 one-bedroom, and 57 two-bedroom apartments. These apartments will be 100% workforce housing, income-restricted for individuals and families earning up to \$116,910. The project will also consist of structured parking that will accommodate 296 below, at grade and street level parking spaces. #228 spaces will be designated for residential and 68 will be designated for retail which will be metered on-street parking. In total this project will be constructed on 2.54 acres. Dan Oppenheimer made a motion to accept an Authorizing Resolution for Carman Place Apartments (Residential) approving a Sales Tax Exemption, MRT Exemption a 30 year PILOT Agreement. This motion was seconded by Joylette Williams. Flo Girardi, Thomas Grech, Robert Bedford, Jill Mollitor, Jerry Kornbluth, LaMont Johnson, Dan Oppenheimer, Joylette Williams, Stacey Lucas were in favor. Eric Mallette was not in favor of the project. Motion carried.

Consideration for an Authorizing Resolution for Carman Place Apartments (Commercial): Dan Deegan from Forchelli, Deegan, Terrana made a presentation to the Board Members about the project. This applicant intends to demolish an existing 15,573 square foot building and develop, construct, and own two-residential buildings plus a 22,600 square foot of commercial space on Main Street and Bedell Street in the Village of Hempstead. The total square feet of both buildings will be 323,198. These apartments will be 100% workforce housing. The project will also include of structured parking that will accommodate 296 below, at grade and street level parking spaces. 68 parking spaces will be designated for the retail commercial space and will be metered on-street parking. The proposed 22,600 square foot of commercial space will target retail tenants. In total this project will be constructed on 2.54 acres. Dan Oppenheimer made a motion to accept an Authorizing Resolution for Carman Place Apartments (Commercial) approving a Sales Tax Exemption, MRT Exemption a 20 year PILOT Agreement. This motion was seconded by Thomas Grech. Williams. Flo Girardi, Thomas Grech, Robert Bedford, Jill Mollitor, Jerry Kornbluth, Dan Oppenheimer, Joylette Williams, Stacey Lucas were in favor. LaMont Johnson and Eric Mallette were not in favor of the project. Motion carried.

New Business:

Consideration of an Inducement Resolution for 43-47 Broadway: Elisabetta T. Coschignano from Sahn Ward Terrana made a presentation to the Board Members about the project to the Board. The applicant intends to demolish a vacant building, as well as a warehouse and distribution center and a residential home. The project site would be developed into a multi-family transit oriented development. The project would be comprised of #201 Residential Units, consisting of approximately 55 Studios, 111 One Bedroom, and 35 two Bedroom units in an approximately 278, 014 square foot building Flo Girardi made a motion to approve an Inducement Resolution for 43-47 Broadway including Sales Tax Exemption, MRT Exemption a 30 year PILOT . This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream – Windsor Farms: Flo Girardi made a motion to approve a Tenant Consent Valley Stream Green Acres, 1018 Green Acres Mall, Valley Stream – Windsor Fashions Clothing Store, 1018 Green Acres Mall. Valley Stream, NY 11581. The premises are comprised of 3,000 square feet. They will have approximately 7 full-time employees operating out of the space. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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

Compliance Review 2021: Edie spoke to the Board about the outcome of the 2021 Compliance Review.

Appointment of Compliance/Contracting Officer: Flo Girardi made a motion to reappoint Edie Longo as the IDA Contracting/Compliance Officer, as adopted by the Governance Committee. This motion was second by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Annual Financial Report: Flo Girardi made a motion to adopt the Annual Financial Report for 2021, as adopted by the Audit Committee. This motion was second by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of the Audited Financial Statements: Thomas Grech made a motion to adopt the Agency's Audited Financial Statements for 2021, as adopted by the Audit Committee. This motion was second by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of the Mission Statement 2022 and Measurement Report 2021: Flo Girardi made a motion to adopt the Agency's Mission Statement and Measurement Report, as adopted by the Governance Committee. This motion was second by Thomas Grech. All were in favor. Motion carried.

Consideration and Adoption of the Property Disposition Policy: Flo Girardi made a motion to adopt the Agency's Property Disposition Policy, as adopted by the Governance Committee. This motion was second by Jerry Kornbluth. All were in favor. Motion carried.

Consideration and Adoption of the Operations and Accomplishments 2021: Thomas Grech made a motion to adopt the Agency's Operation and Accomplishments Policy, as adopted by the Governance Committee. This motion was by second Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of the Purchasing Guidelines: Robert Bedford made a motion to adopt the Agency's Purchasing Guidelines Policy, as adopted by the Governance Committee. This motion was second by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of the Self Evaluation Policy and Procedures: Flo Girardi made a motion to adopt the Agency's Self Evaluation Policy and Procedures, as adopted by the Governance Committee. This motion was second by Thomas Grech. All were in favor. Motion carried.

Consideration and Adoption of the Code of Ethics: Flo Girardi made a motion to adopt the Agency's Code of Ethics Policy, as adopted by the Governance Committee. This motion was second by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of an Amended Fee Schedule: Thomas Grech made a motion to adopt the Agency's Amended Fee Schedule, with changes that include additional charges by Camoin Associates for cost benefit analyses as adopted by the Governance Committee. This motion was second by Flo Girardi. All were in favor. Motion carried.

Consideration and Adoption of an Amended Standard Project Procedures: Flo Girardi made a motion to adopt the Amended Standard Project Procedures Policy, with changes that include: (The Agency will not consider an inducement resolution for a project until the TOHIDA staff completes a Cost Benefit Analysis, PILOT Schedule and Feasibility Study, if applicable, and if the Agency's Transaction Counsel confirms a filing of a SEQR. The Agency will not hold a public hearing or adopt an authorizing resolution before SEQR is completed and finalized. If the Agency is to be included in a coordinated SEQR, notification will be made to the lead agency that we are an interested party. When a preliminary inducement resolution is required under the Internal Revenue Code (the "Code") for the issuance of tax-exempt bonds, language will be included in the resolution and final inducement will be adopted) as adopted by the Governance Committee. This motion was second by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of the Investment Policy and Guidelines: Flo Girardi made a motion to adopt the Agency's Investment Policy and Guidelines, as adopted by the Finance Committee. This motion was second by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of Assessment of Effectiveness of Internal Controls: Flo Girardi made a motion to adopt the Agency's Assessment of Effectiveness of Internal Controls Policy, as adopted by the Audit Committee. This motion was second by Thomas Grech. All were in favor. Motion carried.

Old Business:

Minutes of the January 31, 2022 Board Meeting: Eric Mallette made a motion to adopt the minutes of February 24, 2022. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for February 18, 2022– March 17, 2022. All were in order.

Committee Updates: There were no updates

Executive Session: There was no executive session

Adjournment: Flo Girardi made a motion to adjourn the meeting at 9:53 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary
April 21, 2022

Florestano Girardi