



Board Members  
Florestano Girardi  
Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Thomas Grech  
Jerry Kornbluth PhD  
Jill Mollitor

Frederick E. Parola  
Chief Executive Officer

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

June 21, 2022 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business: Village of Freeport:** Consideration of an Amended Authorizing Resolution for 206 Smith Street LLC (Regan Development) 206 Smith Street Freeport, **Village of Hempstead:** Update on PILOT for FAD Henry Street Food Corp., 216-228 Henry Street Hempstead, New **Business:** Consideration of an Approval of a Mortgage Refinance for 3235 Hempstead Tpke./Mid Rockland Levittown and SLZM Realty/Mid Rockland Lynbrook, **New Business – Other:** CEO Report, Consideration of a Resolution for Giovatto Agency to upgrade the IDA Website (tabled from May meeting), Consideration of a Resolution to reimburse Michael Lodato for renewal of Notary, **Old Business:** Consideration and Adoption of the Minutes May 19, 2022, Report of the Treasurer, Committee Updates, Executive Session, Adjournment.

**Those in attendance:**

Florestano Girardi, Chairman  
Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor

**Village of Hempstead Members:**

Daniel Oppenheimer  
Kevin Boone  
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  
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

**Excused:**

Jack Majkut, Secretary  
Bill Weir, Nixon & Peabody

The meeting was called to order at 9:04 a.m. The Chairman declared a quorum was present.

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

**Village of Freeport:**

**Consideration of an Amended Authorizing Resolution for 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. Flo Girardi made a motion to accept an Amended Authorizing Resolution for Regan Development granting a Sales Tax Exemption, MRT Exemption and a 20 year PILOT with an option for a 10 year extension. This motion was seconded Eric Mallette. All were in favor. Motion carried.

**Village of Hempstead:**

**Update on PILOT for Fad Henry Street Food Corp.:** Arlyn addressed the board on the late PILOT payment we have not received from FAD Henry. There was no representation from FAD Henry to explain their situation. Dan Oppenheimer made a motion to terminate the PILOT at our July Board Meeting if we have not received payment by then. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**New Business:**

**Consideration of an Approval of a Mortgage Refinance for 3235 Hempstead Tpke./Mid Rockland Levittown and SLZM Realty/Mid Rockland Lynbrook:** Mike addressed the Board regarding refinance of both projects. Flo Girardi made a motion to approve a Mortgage Refinance for 3235 Hempstead Tpke. /Mid Rockland Levittown and SLZM Realty/Mid Rockland Lynbrook. This motion was seconded by Thomas Grech. 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 Giovatto Agency to upgrade the IDA website (tabled from May meeting):** Tom Grech made a motion to adopt a Resolution for Giovatto Agency to upgrade the IDA website for an amount not to exceed \$10,000. This motion was second by Flo Girardi. All were in favor. Motion carried.

**Consideration and Adoption of a Resolution to reimburse Michael Lodato for renewal of Notary:** Flo Girardi made a motion to adopt a Resolution to reimburse Michael Lodato for renewal of Notary for an amount not to exceed \$60. This motion was second by Eric Mallette. All were in favor. Motion carried.

**Old Business:**

**Minutes of the May 19, 2022 Board Meeting:** Eric Mallette made a motion to adopt the minutes of May 19, 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 May 13, 2022 – June 14, 2022. All were in order.

Committee Updates: There were no updates

Executive Session: There was no executive session

Adjournment: Eric Mallette made a motion to adjourn the meeting at 9:18 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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Jack Majkut, Secretary  
July 26, 2022