



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

July 26, 2022 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business: Village of Freeport:** No new business, **Village of Hempstead:** No new business, **New Business:** Consideration of an Inducement Resolution for Maxima Realty, 615 Merrick Avenue, Westbury, Consideration of an Extension of Completion Date and Extension of Sales Tax Exemption Amount for CS 750 West Merrick Road LLC, Valley Stream, **New Business – Other:** CEO Report, Discussion and Consideration of a Covid Comp Time Resolution for IDA Staff, Consideration of a Resolution for Attendance at the LIBDC Annual Conference, Consideration of a Resolution to pay the Department of Labor for an Unemployment Insurance Interest Assessment Surcharge, Consideration of an amended 2022 Recurring Expense Resolution, OSC 2022 Report on Performance of IDAs (for information purposes only) **Old Business:** None, Consideration and Adoption of the Minutes June 21, 2022, Report of the Treasurer, Committee Updates, Executive Session, Adjournment.

**Those in attendance:**

Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Jack Majkut, Secretary  
Jerry Kornbluth, Ph.D  
Jill Mollitor

**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  
Bill Weir, Nixon & Peabody

**Excused:**

Florestano Girardi, Chairman  
Robert Bedford  
Lorraine Rhoads, Agency Administrator

The meeting was called to order at 9:02 a.m. The Chairman declared a quorum was present.

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

**Village of Freeport:** No new business

Village of Hempstead: No new business

New Business:

Consideration of an Inducement Resolution for Maxima Realty, 615 Merrick Avenue, Westbury: Dan Deegan and Glenn Davir addressed the Board regarding an Inducement Resolution for Maxima Realty, 615 Merrick Ave, Westbury. Eric Mallette made a motion to adopt an Inducement Resolution for Maxima Realty granting a 15 year PILOT, Sales Tax Exemption and Mortgage Recording Tax Exemption. This motion was seconded by Jerry Kornbluth. Thomas Grech abstained. Jill Mollitor, Jerry Kornbluth, Jack Majkut, and Eric Mallette were all in favor. Motion carried.

Consideration of an Extension of Completion Date and Extension of Sales Tax Exemption Amount for CS 750 West Merrick Road LLC, Valley Stream: John Gordon addressed the Board regarding an Extension of the Completion Date until October 21, 2022 and additional Extension of Sales Tax Exemption Amount \$325,000.00 with a new total Sales Tax Exemption amount of \$4,949,637.80 for CS 750 West Merrick Road LLC, Valley Stream. Thomas Grech made a motion to approve an Extension of Completion Date and Extension of Sales Tax Exemption Amount for CS 750 West Merrick Road LLC, Valley Stream. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

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

Discussion and Consideration of a Covid Comp Time Resolution for IDA Staff: This item was tabled until August.

Consideration of a Resolution for Attendance at the LIBDC Annual Conference: Eric Mallette made a motion to adopt a Resolution for Attendance at the LIBDC Annual Conference on September 28-30<sup>th</sup>, 2022 with a maximum amount of \$907.94 per attendee. This motion was second by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Resolution to pay the Department of Labor for an Unemployment Insurance Interest Assessment Surcharge: Jerry Kornbluth made a motion to adopt a Resolution to pay the Department of Labor for an Unemployment Insurance Interest Assessment Surcharge in the amount of \$162.84. This motion was second by Jill Mollitor. All were in favor

Consideration of an amended 2022 Recurring Expenses Resolution: Jerry Kornbluth made a motion to approve an amended 2022 Recurring Expense Resolution to include NY Department of Labor. This motion was second by Eric Mallette. All were in favor

OSC 2022 Report on Performance of IDAs (for information purposes only): No vote needed

Old Business:

Minutes of the June 21, 2022 Board Meeting: Eric Mallette made a motion to waive the reading of the minutes and adopt the minutes of June 21, 2022 as presented. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for June 15, 2022 – July 15, 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 9:21 a.m. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.



Jack Majkut, Secretary  
August 23, 2022

*Floresano Grand  
Chairman*