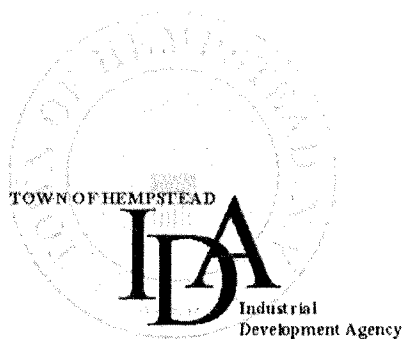


Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179  
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
October 25, 2022 9:00 a.m.  
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business: Village of Freeport:** Presentation and Consideration of an Inducement Resolution for 159 Hanse Development LLC (Natural Foods) 159 Hanse Avenue, Freeport, **Village of Hempstead:** No new business, **New Business:** Consideration of an Authorizing Resolution for Sunrise of Oceanside NY/Propco LLC, 374 Atlantic Avenue, Oceanside, Consideration of a Tenant Consent for Valley Stream Green Acres Adjacent LLC, 750 Sunrise Highway, Valley Stream – Chuck E. Cheese (CEC Entertainment) **New Business – Other:** CEO Report, Consideration and Adoption of a Ratifying and Confirming Resolution for Todd Shapiro & Associates for public relations services performed June 1, 2022 through December 31, 2022, Consideration and adoption of the Governance Committee Charter, Consideration and Appointment of the Procurement Officer, Consideration and Adoption of the Conflict of Interest Policy, Consideration and Adoption of the Audit Committee Charter, Consideration and Adoption of the Finance Committee Charter, Discussion on Transferring Paper Files to Digital Files, **Old Business:** Update on Alphamore LLC – Late PILOT , Consideration and Adoption of the Minutes September 20, 2022, **Report of the Treasurer:** Consideration and Adoption of the 2023 Budget, Consideration and Adoption of the Four-Year Financial Plan, Financial Statements and Expenditure List: September 14 – October 18, 2022, 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

**Also in attendance:**

Frederick E. Parola, CEO  
Edie Longo, CFO  
Arlyn Eames, Deputy Financial Officer  
Michael Lodato, Deputy Executive Director  
Lorraine Rhoads, Agency Administrator  
Laura Tomeo, Deputy Agency Administrator  
John E. Ryan, Agency Counsel  
Paul O'Brien, Phillips Lytle LLP  
Bill Weir, Nixon & Peabody

**Village of Freeport Members:**

Hon. Robert T. Kennedy, Freeport Member  
LaDonna Taylor  
Mark Davella

**Excused:**

Jack Majkut, Secretary  
Vilma Lancaster

The meeting was called to order at 9:08 a.m. The Chairman declared a quorum was present.

**Public Comment:** The Chairman opened the floor to comments by the public: No comments were made

**Village of Freeport:**

**Presentation and Consideration of an Inducement Resolution for 159 Hanes Development LLC (Natural Foods), 159 Hanse Avenue, Freeport.** Dan Deegan addressed the Board regarding a Consideration of an Inducement Resolution for 159 Hanes Development LLC (Natural Foods), 159 Hanse Avenue, Freeport. The applicant intends to purchase and renovate an existing 67,307 square foot industrial building housed on 2.3 acres located within the Village of Freeport. The building will be updated with energy efficient state of the art equipment aimed towards the distribution of high quality, organic and natural dairy products along the East Coast. The applicant intends to relocate from 475 Doughty Blvd, Inwood and Forest Hills Queens and bring the current set of 50 employees. Eric Mallette made a motion to adopt an Inducement Resolution for 159 Hanse Development LLC, (Natural Foods) 159 Hanse Ave, Freeport. The company is seeking a 15 year PILOT, Sales Tax Exemption and Mortgage Recording Tax Exemption. This motion was seconded by Flo Girardi. Tomas Grech abstained. Jill Mollitor, Jerry Kornbluth and Robert Bedford were all in favor. Motion carried.

**Village of Hempstead:** No new business

**New Business:**

**Consideration of an Authorizing Resolution for Sunrise of Oceanside NY/Propco LLC, 374 Atlantic Avenue, Oceanside:** Elisabetta Coshignano addressed the Board regarding an Authorizing Resolution for Sunrise of Oceanside NY/Propco LLC, 374 Atlantic Avenue, Oceanside. The vacant project site would be developed into an 84 unit, first class assisted living facility, with associated parking and site improvements. The approximate unit breakdown is as follows: 34 one bedroom/studios and 50 two bedroom units. The site would be compromised of 77, 4433 square feet of floor space with, 52 on-site parking spaces. The project would provide assisted living, memory care and coordination of hospice care among other services. Additionally the development will include a 220 square foot spa on each of the three floors, a 553 square foot beauty salon, a 420square foot exercise room, an 832 square foot entertainment area, a 590 square foot area for wet activities, 158square foot reflection area and 4,743 square feet of dining rooms as well as a bistro. Thomas Grech made a motion to adopt an Authorizing Resolution for Sunrise of Oceanside NY/Propco LLC with a 15 year PILOT (with an option to extend another 5 years if within compliance,) Sales Tax Exemption and Mortgage Recording Tax Exemption. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres Adjacent LLC, 750 Sunrise Highway, Valley Stream – Chuck E. Cheese (CEC Entertainment):** Flo Girardi made a motion to approve a Tenant Consent for Valley Stream Green Acres Adjacent LLC, 750 Sunrise Highway, Valley Stream – Chuck E. Cheese (CEC Entertainment) The tenant will occupy approximately 12,889 square feet of space and will create approximately (17) full time jobs. 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.

**Consideration and Adoption of a Ratifying and Confirming Resolution for Todd Shapiro & Associates for public relations services performed June 1, 2022 through December 31, 2022:** Flo Giradi made a motion to approve a Ratifying and Confirming Resolution for Todd Shapiro & Associates for public relations services performed June 1, 2022 through December 31, 2022, as presented. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

**Consideration and Adoption of the Governance Committee Charter:** Flo Giradi made a motion to adopt The Governance Committee Charter as presented. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of the Procurement Officer:** Flo Giradi made a motion to appoint Fred Parola the Procurement Officer for the IDA. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

**Consideration and Adoption of the Conflict of Interest Policy:** Flo Giradi made a motion to adopt the Conflict of Interest Policy as approved by committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration and Adoption of the Audit Committee Charter:** Flo Giradi made a motion to adopt the Audit Committee Charter as presented. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of the Finance Committee Charter:** Eric Mallette made a motion to adopt the Finance Committee Charter as approved by committee. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

**Discussion on Transferring Paper Files to Digital Files:** - Michael Lodato addressed the Board on transferring our paper files to digital filing.

#### **Old Business:**

**Update on Alphamore LLC – Late PILOT** – Arlyn provided an update on the late PILOT payment for Alphamore LLC. The Board decided to add them to next month's agenda for termination.

**Minutes of the September 20, 2022 Board Meeting:** Eric Mallette made a motion to waive the reading of and adopt the minutes of September 20, 2022 as presented. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

#### **Report of the Treasurer:**

**Consideration and Adoption of the 2023 Budget:** Flo Girardi made a motion to adopt the 2023 Budget as presented. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of the Four Year Financial Plan:** Flo Girardi made a motion to adopt the Four Year Financial Plan as presented. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

The Board was furnished with copies of the Financial Statements and Expenditure list for September 14 – October 18, 2022. All were in order.

**Committee Updates:** There were no updates

**Executive Session:** Flo Girardi made a motion to go into executive session at approximately 10:00am to discuss matters of personnel and litigation. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

The Board came out of executive session at 10:23 am with no action taken. Flo Girardi made a motion to come out of executive session. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

**Adjournment:** Flo Girardi made a motion to adjourn the meeting at 10:24 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



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Flo Girardi, Chairman  
November 16, 2022