



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

December 20, 2022, 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 an Inducement Resolution for 110 Graham Realty Phase II, 110 West Graham Avenue, Hempstead, **New Business:** Consideration of an Inducement Resolution for 875 Merrick LLC, 875 Merrick Ave, Westbury, Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream – Vistasite Eyecare, Consideration of a Mortgage Refinance for JFK Logistics Center LLC, 25351 Rockaway Boulevard, Woodmere, Consideration of an Approval for a Mortgage Refinance for Green Acres Adjacent LLC, 750 West Sunrise Highway and Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream, CEO Report, Consideration and adoption of the 2023 Meeting Schedule, Consideration and adoption of the Uniform Tax Exemption Policy, Consideration of the Record Retention and Disposition Policy, Consideration and Adoption of the Sexual Harassment Policy, Consideration and Adoption of the Fund Balance Policy, Consideration of a Resolution to pay Massa and Associates for 2022 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 2022 Audit and 2023 Review, Consideration of a Resolution to approve the contract with Todd Sapiro & Associates for Public Relation Services, Consideration of a Resolution to pay for the NYSEDC Annual Membership, Consideration of a Fund Balance Transfer to the Post-Retirement Health Insurance Account, Consideration of a Resolution to Purchase Office File Cabinets, Consideration for a Resolution to reimburse Laura Tomeo for renewal of Notary, 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, Distribution of the Confidential Board Performance Evaluations, **Old Business:** Consideration and Adoption of the Minutes November 16, 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, Board Member  
Jerry Kornbluth  
Jill Mollitor

Village of Hempstead Members:

Daniel Oppenheimer  
Joylette Williams  
Stacey Lucas  
Kevin Boone

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

Paul O'Brien, Phillips Lytle LLP  
Bill Weir, Nixon Peabody  
John E. Ryan, Agency Counsel  
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused: Jack Majkut, Secretary

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. There was no public comment.

**Village of Freeport:** No new business

**Village of Hempstead:**

**Consideration of an Inducement Resolution for 110 Graham Realty Phase II, 110 West Graham Avenue, Hempstead:**

Dan Baker made a presentation to the board on behalf of 110 Graham Realty Phase II, 110 West Graham Avenue, Hempstead. Flo Girardi made a motion to approve an Inducement Resolution for 110 Graham Realty Phase II, 110 West Graham Avenue, Hempstead to include sales tax exemption and two additional years in the PILOT. The applicant intends to renovate an existing 103,000 square foot building located at 110 W. Graham Avenue within the Village of Hempstead located on 3.8 acres of land. The renovations include lifts for additional parking, as well as maintaining the required brand compliance upgrades set forth by Mercedes-Benz USA Evolution. This will also include, but not be limited to new furniture at the facility, flooring, wall and paint finishes, shop equipment, HVAC repairs, façade renovation, structural repair, EV charging infrastructure and signage. This project has and will continue to be used as an automotive repair/service center. This site also abuts the only distressed area within the Town of Hempstead. The project is currently within a PILOT which is expiring on 12/31/22. The motion was passed subject to the Applicant providing real estate tax appraisal on what current taxes should be on the property. The motion was seconded by Tom Grech. All were in favor. Motion carried.

**New Business:**

**Consideration of an Inducement Resolution for 875 Merrick LLC, 875 Merrick Avenue, Westbury:** Dan Deegan made a presentation to the board on behalf of 875 Merrick LLC, 875 Merrick Avenue, Westbury. Flo Girardi made a motion to approve an Inducement Resolution for 875 Merrick LLC, 875 Merrick Avenue, Westbury to include. This applicant intends to renovate an existing 43,647 square foot building housed on 2.08 Ares located in Westbury. The building will be updated and marketed to tenants for office space. The building was previously occupied by Geico and is in need of substantial repair. Those repairs include but will not be limited to the roof, facades and building system. As well as completely renovating the interior of the current building. (a 15-year PILOT with Sales Tax Exemption.) The motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream –**

**Vistasite Eyecare:** Flo Girardi made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream – Vistasite Eyecare. The tenant will occupy approximately 1,309 square feet of space and will create approximately (6) full time jobs. Estimated salaries \$50,000. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Mortgage Refinance for JFK Logistics Center LLC, 25351 Rockaway Boulevard, Woodmere:**

Dan Baker made a presentation to the board on behalf of The JFK Logistics Center LLC, 25351 Rockaway Boulevard, Woodmere. The applicant requests for consent by the IDA Board to proposed refinance of the subject property. Please make a note JFK is not seeking mortgage recording tax exemption or taking out new money. Flo Girardi made a motion to approve a Consent for a Mortgage Refinance for JFK Logistics Center LLC, 25351 Rockaway Boulevard, Woodmere. This motion was seconded by Tom Grech. All were in favor. Motion carried

**Consideration of an Approval for a Mortgage Refinance for Green Acres Adjacent LLC, 750 West Sunrise Highway and Valley Stream Green Acres Adjacent LLC, 2034 Green Acres Mall, Valley Stream:** Dan Baker made a presentation to the board on behalf of The Green Acres Adjacent LLC, 750 West Sunrise Highway and Valley Stream Green Acres Adjacent LLC, 2034 Green Acres Mall, Valley Stream. The applicant requests for consent by the IDA Board to proposed refinance of the subject property. The companies are not seeking mortgage recording tax exemption or funding of new money. Flo Girardi made a motion to approve a Consent for a Mortgage Refinance for Green Acres Adjacent LLC, 750 West Sunrise Highway and Valley Stream Green Acres Adjacent LLC, 2034 Green Acres Mall, Valley Stream. This motion was seconded by Tom Grech. All were in favor. Motion carried

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

**Consideration of the 2023 Meeting Schedule** – Flo Girardi made a motion to adopt the 2023 Meeting Schedule. This motion was seconded by Eric Mallette. All were in favor. Motioned carried.

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

Flo Girardi made a motion to come out of executive session at 10:37 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Uniform Tax Exemption Policy and Guidelines:** Flo Girardi made a motion to adopt the Uniform Tax Exemption Policy as presented by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Record Retention and Disposition Policy:** Eric Mallette made a motion to adopt the Record Retention Policy which is intended to establish a uniform policy for the retention and disposal of records for the IDA. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

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

**Consideration of a resolution to pay Massa and Associates for 2022 update to Actuary Report, subject to GASB 74/75 requirements:** Mike Lodato spoke to the board regarding the update to GASB 74/75 report. Flo Girardi made a motion to enter into a contract for the 2022 update to the Actuary report. This motion was second by Robert Bedford. All were in favor. Motion carried.

**Consideration of the 2023 Giovatto Agency Contract for Website Maintenance** – Tom Grech made a motion to adopt the 2023 Giovatto Agency Contract for Website Maintenance for an amount not to exceed \$5,000. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

**Consideration of a Resolution to approve the contract with Sheehan & Company for the 2022 Audit and 2023 Review:** Flo Girardi made a motion to adopt the contract for an amount not to exceed \$28,500 for Sheehan and Company as auditors for the IDA for the 2022 Audit and State Reporting and 2023 Review. This motion was second by Eric Mallette. All were in favor. Motion carried.

**Consideration of a resolution to approve the contract with Todd Shapiro & Associates for Public Relations services:** Flo Girardi made a motion to adopt the contract for an amount not to exceed \$30,000 with Todd Shapiro & Associates for Public Relations services as presented by the committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Membership Renewal for NYSEDC** – Flo Girardi 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 Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Fund Balance Transfer to the Post-Retirement Health Insurance Account:** Edie Longo addressed the board about a Fund Balance Transfer to the Post-Retirement Health Insurance Account. Eric Mallette made a motion to adopt the Fund Balance Transfer to the Post-Retirement Health Insurance Account in the amount of \$80,000. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

**Consideration of a Resolution to Purchase Office Files Cabinets:** Flo Girardi made a motion to approve a resolution to Purchase Office Files Cabinets for an amount not to exceed \$8,200 to store agency files and supplies in the Agency Office, located at 350 Front Street, Room 234-A, Hempstead, NY 11550. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Resolution to reimburse Laura Tomeo for renewal of Notary:** Flo Girardi made a motion to reimburse payment to the Deputy Agency Administrator, Laura Tomeo for an amount not to exceed \$60.00 for the renewal of a notary license, this motion was seconded by Robert Bedford. All were in favor.

**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 Robert Bedford. 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 Eric Mallette. 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 Evaluation of Board Performance 2022:** Arlyn Eames 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:**

#### **Reading and Approval of Minutes of Previous Meeting(s):**

**Minutes of the November 16, 2022, Board Meeting:** Eric Mallette made a motion to adopt the minutes of November 16, 2022. This motion was second 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 December 14, 2022 - January 17, 2023.

**Committee Updates:** There were no updates

**Adjournment:** Flo Girardi made a motion to adjourn the meeting at 10:43 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

A handwritten signature in cursive script, appearing to read "Flo Girardi", written over a horizontal line.

Flo Girardi, Chairman  
January 24, 2023