

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING**

**Nathan L. Bennett Pavilion*
One Washington Street, Hempstead, NY
AGENDA**

Tuesday, January 24, 2023, 9:00 AM

***Notes:**

- Masks are not mandated. Social Distancing is also encouraged.
- A livestream of the meeting may also be viewed at www.tohida.org . Select "Watch Meetings"

The Agenda will include but not be limited to:

AGENDA:

- Confirm the presence of a Quorum
- Public Comment with respect to Agenda items

VILLAGE BUSINESS:

Village of Freeport: None

Village of Hempstead: None

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

None

NEW BUSINESS - Other:

- CEO's Report
- Summary of Confidential Evaluation of Board Performance 2022
- Distribution of Board Self-Evaluation forms (included in meeting materials)
- Consideration of Appointment of Officers 2023
- Consideration of Agency Committees 2023
- Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel
- Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel
- Consideration of a Resolution to renew the Agency's Membership with the LIBDC for 2023
- Consideration of the Construction Wage Policy (Prevailing Wage Policy)
- Bond Allocation for 2023
- Recurring Expenses Resolution
- Compliance Review 2022

OLD BUSINESS: None

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING(s):

- Consideration and Adoption of the Minutes of December 20, 2022

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: December 14, 2022 – January 17, 2023
- Budget Line Transfers 2022

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT

Chairman Approval: 1/11/23

**Summary of
Confidential Evaluations of Board Performance 2022 - TOH IDA**

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.	7			
The policies, practices and decisions of the Board are always consistent with this mission.	7			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	6	1		
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	6	1		
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.	5	2		
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	6	1		
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	6	1		
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	6	1		
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	7			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	6	1		
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	7			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	7			
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	7			
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.	6	1		
Board members demonstrate leadership and vision and work respectfully with each other.	7			

Name of Authority Town of Hempstead IDA
Date Completed: 1/17/23

INDIVIDUAL BOARD MEMBER SELF EVALUATION FORM
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
2022 Review

It is important that you complete all parts of the evaluation form.

Do not leave blanks

Part I:

Are you satisfied with **your** performance as a board member in the following areas?

Very Good Adequate Needs Work

Input in policy development and
Decision-making

Committee Participation

Business Outreach

- What factors contribute to **your** performance or lack of performance in the areas above?
(Be specific)

- Here is what I would need from the IDA to maintain/increase **my** level of board
commitment:

Part II:

Very Good Adequate Needs Work

You have full understanding of the
role and responsibility of the board

You understand the IDA's mission
and programs

Board has clear goals and actions
resulting from realistic strategic planning

Board received regular reports on
Finances, budget, programs, and other
important matters

Very Good

Adequate

Needs Work

Board effectively represents the organization to the community

Board regularly evaluates progress toward goals and program performance

Board has approved comprehensive personnel policies, which have been reviewed on an annual basis

Each member of the board feels involved and interested in the work of the IDA

All necessary skills and diversity are represented on the board

Part III

- List the three to five points on which **you** believe the board should focus its attention in the next year. **(Be Specific)**

Part IV

Very Good

Adequate

Needs Work

Does the board set clear expectations for the staff?

Is the board furnished with concise and necessary meeting material to make the most informed decision?

- What can staff do to improve the flow of information to the board to effectuate better communication, understanding and responsiveness to the Agency's projects, programs and mandates?
- Do you have any other comments or suggestions that will help the board and staff increase its effectiveness?

Name: _____

Signature: _____

Date: _____ Position: _____

Follow up:

Resolution

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

Appointment of Officers
2023

WHEREAS, pursuant to a special act of the Legislature, the Town of Hempstead Industrial Development Agency was established on June 17, 1971 and;

WHEREAS, at the Agency's Meeting on January 31, 2022, the Town of Hempstead Industrial Development Agency, appointed and serving at the pleasure of the Town of Hempstead Town Board, has elected the following members as officers for January 2023 – December 2023:

Chairman: Florestano Girardi
Vice Chairman: Thomas Grech
Secretary: Jack Majkut
Treasurer: Dr. Eric Mallette

NOW, THEREFORE, BE IT

RESOLVED, that the IDA board has hereby appointed the above named individuals as officers of the Town of Hempstead Industrial Development Agency for a term of January 2023 – December 2023.

Adopted:

Ayes:

Nays:

Resolution Number: 001-2023

Chairman, Florestano Girardi

Industrial Development Agency Committees 2023

Records Retention/Disposition:	Jill Mollitor, Chair Robert Bedford Eric Mallette Jerry Kornbluth Mike Lodato Arlyn Eames Fred Parola John Ryan
Advertising and Marketing:	Thomas Grech, Chair Flo Girardi Jack Majkut Jerry Kornbluth Fred Parola Laura Tomeo Mike Lodato
Time Certification Records Personnel and Leave:	Jerry Kornbluth, Chair Flo Girardi Thomas Grech Jill Mollitor Laura Tomeo/Lorraine Rhoads Michael Lodato
Audit Committee:	Robert Bedford, Chair Eric Mallette Jack Majkut Jill Mollitor Laura Tomeo/Lorraine Rhoads Fred Parola
Governance and Uniform Policies And Guidelines:	Eric Mallette, Chair Thomas Grech Robert Bedford Edie Longo Arlyn Eames John Ryan
Finance and Investment Committee:	Florestano Girardi, Chair Eric Mallette Robert Bedford Thomas Grech Laura Tomeo/Lorraine Rhoads Fred Parola

Note: The Board Chair and CEO shall be an ex-officio member of each standing committee.

Adopted:

Ayes:

Nays:

Resolution Number: 002-2023

Chairman, Florestano Girardi

Resolution

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

Appointing
John E. Ryan, Esq.
Agency Counsel

WHEREAS, pursuant to a special act of the Legislature, the Town of Hempstead Industrial Development Agency was established on June 17, 1971 and;

WHEREAS John E. Ryan had previously served as Agency Counsel to the IDA since 1993 and;

WHEREAS, the Town of Hempstead Industrial Development Agency appoints John E. Ryan, Esq., for the position of Agency Counsel with the Town of Hempstead Industrial Development Agency and;

NOW, THEREFORE, BE IT

RESOLVED, that John E. Ryan is hereby reappointed Agency Counsel to the Town of Hempstead Industrial Development Agency.

Adopted:

Ayes:

Nays:

Resolution Number: 003-2023

Florestano Girardi, Chairman

Resolution

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

Appointing
Nixon Peabody LLP
Phillips Lytle LLP
Bond/Transaction Counsels

WHEREAS, pursuant to a special act of the Legislature, the Town of Hempstead Industrial Development Agency was established on June 17, 1971 and;

WHEREAS, the Town of Hempstead Industrial Development Agency previously appointed both Nixon Peabody LLP and Phillips Lytle LLP for the position of Bond/Transaction Counsel to the Town of Hempstead Industrial Development Agency;

NOW, THEREFORE, BE IT

RESOLVED, that Nixon Peabody LLP and Phillips Lytle LLP are hereby reappointed to serve as Bond/Transaction Counsel to the Town of Hempstead Industrial Development Agency.

Adopted:

Ayes:

Nays:

Resolution Number: 004-2023

Florestano Girardi, Chairman

RESOLUTION

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

LONG ISLAND BUSINESS DEVELOPMENT COUNCIL
MEMBERSHIP FOR 2023

WHEREAS, the Town of Hempstead Industrial Development Agency endeavors to support business and community activities; and

WHEREAS, the Town of Hempstead Industrial Development Agency encourages its members and staff to interface with the business community; and

WHEREAS, the Agency seeks to promote the sharing and exchanging of information with other influential business leaders, bankers and real estate brokers in the Town of Hempstead and around Long Island and;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Industrial Development Agency authorizes payment to the Long Island Business Development Council, PO Box 7609, Wantagh, New York 11793, in an amount not to exceed \$700.00 for a Gold Membership, and subject to the filing and approval of the necessary documentation, for the purpose of continuing the Agency's membership with the Long Island Business Development Council for 2023.

Adopted:

Ayes:

Nays:

Resolution Number: 005-2023

Florestano Girardi, Chairman



December 15, 2022

Town of Hempstead
350 Front Street, Room 234A
Hempstead NY 11550
Attention: Laura Tomeo
LTomeo@tohmail.org
(516) 489-5000 ext 4200

INVOICE 301-23

Long Island Business Development Council
CORPORATE/Gold Level -- \$700

- **One** member of company/organization attends all LIBDC dinners free of charge
- Additional members of company/organization or guests attend dinners at \$75 each
- Registration fee for LIBDC annual conference in Montauk included – Corporate/Gold member is not required to pay registration fee; additional members of company/organization pay reduced conference registration fee

MEMBERSHIP TERM: 1/23 to 12/23

TOTAL DUE: \$700

Make check payable and mail to:

Long Island Business Development Council

***P.O. Box 7609
Wantagh, N. Y. 11793***

**CONSTRUCTION WAGE POLICY
TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
EFFECTIVE January 1, 2023**

This policy shall be in effect until it is superseded by New York State Legislation once it is in place.

The purpose of the Hempstead IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled labor construction jobs in compliance with the state prevailing construction wage be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The policy of the Town of Hempstead IDA with respect to prevailing construction wage shall apply to any project as defined in Article XIV of the General Municipal Law of the State of New York for which financial assistance is sought with anticipated hard construction costs in excess of \$5,000,000.00 per site received after January 1, 2022 & prior to January 1, 2023.

Any applicant to the Agency for tax-exempt bonds to finance all or a portion of the construction costs of a project shall agree to:

- a (i) Employ 90% of the workers for the project from within Nassau or Suffolk Counties; and purchase 90% of the building materials from within the bi-County Region.
- a (ii) Be governed by the prevailing construction wage requirements of Section 220 of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, implement an apprenticeship program that considers the intent of Town of Hempstead IDA Resolution No. 006-2021 adopted January 21, 2021;

OR

- b (i) Provide to the Agency a fully executed project labor agreement with the Building & Construction Trades Council of Nassau & Suffolk Counties which shall cover all construction trade employees anticipated to work on the project; and
- b (ii) Such project labor agreement shall be binding upon all parties and applicable to all construction costs attendant to the project for which benefits have been provided.

Furthermore, this policy may be waived, at the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in the best interests of the town of Hempstead. This policy shall expire at the close of business (5:00 p.m. EST) on December 31, 2023.

Adopted:

Ayes:

Nays:

Resolution Number: 006-2023

Chairman, Florestano Girardi



New York State
Department
of Economic
Development

January 10, 2023

Mr. Frederick Parola
Executive Director/CEO
Town of Hempstead IDA
350 Front Street, Room 240
Hempstead, NY 11550

Dear Mr. Frederick Parola,

I am pleased to inform you that, pursuant to the Private Activity Bond Allocation Act of 2022, your initial allocation for calendar year 2022 is \$15,819,640. This allocation is based upon the formula prescribed in Chapter 56, Laws of 2022, utilizing the most recent official population estimates of the U.S. Bureau of the Census.

If you have any questions or need additional information, please feel free to contact George LaPointe at george.lapointe@esd.ny.gov or (518)292-5307.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Hope Knight", written over a horizontal line.

Hope Knight
President & CEO, Empire State Development
Commissioner, NYS Department of Economic Development

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
RESOLUTION
APPROVAL OF CERTAIN RECURRING EXPENSES

WHEREAS, The Town of Hempstead Industrial Development Agency incurs repeated expenses from vendors, personnel and board members for items such as periodicals, copier toner, printer cartridges, computer upgrades and reimbursable expenses, including cellular telephone services, mileage, meals, tolls, parking, and;

WHEREAS, this amended resolution will include the name change of Poland Spring to Ready Refresh, and;

WHEREAS, this amended resolution will include the name change of Loyal Business Machines to Emerald Document Imaging, and;

WHEREAS, this amended resolution will include the name change of Cablevision to Optimum, and;

WHEREAS, the following expenses shall be paid immediately upon receipt of an invoice:

Emerald Document Imaging, 100 Milbar Boulevard, Farmingdale, NY 11735, for the purchase of copier toner, and the repair and maintenance of the Agency's copy machine.

ICP, 55 Broad Street, New York for the purchase of printer cartridges.

Quickbooks, PO Box 24789, Denver, Colorado for the purchase of bookkeeping program support and tax table updates.

Long Island Business News, Newsday, New York Time and the Wall Street Journal yearly subscriptions.

United States Internal Revenue Service for any amount withheld from the gross salary checks as "federal withholding tax" from the gross salaries of the employees of the Agency and any such other amount as the Executive Director certifies is properly payable.

New York State Department of Taxation and Finance for any amount withheld from the gross salary checks as "State Withholding Tax" from gross salaries of the employees of the Agency and any such other amount as the Executive Director certifies is properly payable.

New York State Retirement System for any amount withheld from the gross salary checks as "Retirement Contribution" from the gross salaries of the employees listed above and any such other amount as the Executive Director certifies is properly payable.

Department of Labor, PO Box 4301, Binghamton, New York for any amount not withheld from the Agency as "Unemployment Insurance" and any such other amount as the Chief Executive Officer certifies is properly payable.

Federal Express, United Parcel Service and United States Postal Service or any like company for payment of bills for deliveries made on the Agency's behalf.

Town of Hempstead or any of its department for payment of employee health benefits, and reimbursement for worker's compensation, when accompanied by a bill, postage expenses when bill on an appropriate voucher or claim for by the Town; printing expenses, when properly billed by the department providing the service; and rent, pursuant to any lease agreement which has been authorized by resolution.

Bell Atlantic, Sprint, AT & T, Verizon or any like company for telephonic service within the Agency's office.

Deluxe Business Checks and Solutions, PO Box 742572, Cincinnati, Ohio 45274 , for the purchase of checks for use by the Agency.

Ready Refresh, 6661 Dixie Highway, Ste4, Louisville, KY 40258 for the delivery and purchase of water for the Agency's water cooler.

Staples for the ordering and delivery of office supplies. PO Box 689020, Des Moines, Iowa 50368

Optimum, PO Box 70340, Philadelphia, PA 17176-0340, for internet connection and cable connection in the IDA Office.

All Town of Hempstead School Districts for the disbursement of PILOT payments

All Villages located within the Town of Hempstead for the disbursement of PILOT payments

County of Nassau for the disbursement of PILOT payments

WHEREAS, expenses, in an amount not to exceed \$2,000.00, incurred by the Agency's board members and staff, in good standing, shall be reimbursable, upon submission of an original or photocopied receipt, issued contemporaneously by a vendor, as well as a signed Voucher form outlining the reason for the expense; and

WHEREAS, at a rate set by the Agency, in an amount not to exceed \$600.00, each board member in good standing, when accompanied by a claim form and Automobile Expense Report indicating the date of each trip, the point of departure and return and the business purpose of the trip, shall be reimbursed for mileage based on a schedule set by the Federal Government upon the submission of the appropriate documentation; and

WHEREAS, business meals, in an amount not to exceed \$1,000.00, when accompanied by a signed voucher form, indicating date, time, location, names and affiliation of those participating in the meal and business purpose of the meal, shall be reimbursed to Agency staff and board members in good standing. Any claim submitted for this purpose shall have attached an original or copy of a charge slip containing the signature of the agency employee seeking reimbursement and shall list the total price of the meal including any gratuity paid.

WHEREAS, cellular telephonic service, in an amount not to exceed \$200.00, shall be reimbursed to Agency staff and board members in good standing when accompanied by a

voucher form and original or copy of original invoice from company indicating date and time of call, reason of call, length of call and amount paid for call.

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Industrial Development Agency hereby adopts this resolution outlining the payment of recurring and reimbursable expenses.

Adopted:

Ayes:

Nays:

Resolution Number: 008-2023

2022 COMPLIANCE REVIEW

January 18, 2023

Due Date: January 20, 2022

<u>COMPANY</u>	<u>OUTSTANDING ITEMS</u>	<u>NOTES*</u>
1Serv Realty	All information	
<i>110 Graham Realty</i>	<i>All information</i>	<i>PILOT ended/may be extended</i>
<i>2 Endo Blvd. LLC</i>	<i>All information</i>	<i>PILOT ended/may be extended</i>
225 Merrick Road	All information	
3235 Hempstead Mid Rockland Levittown	Litigation letter	
333 Pearsall LLC	All information	
444 Merrick Road LLC	All information	
900 Stewart Ave. Holdings	All information	
990 Stewart Ave. Holdings	All information	
Alphamore LLC	All information	Terminated/Pending Recapture
Arrow Linen	All information	
Avalon Bay Communities	All information	
Avalon Bay Rockville Centre II	All information	
AVB Harbor Isle	All information	

2022 COMPLIANCE REVIEW

January 18, 2023

Beechwood Merrick	All information	
Beechwood Portofino	All information	
Brooke Pointe	All information	
CHSGN LI Hotel	Full compliance except Compliance Fee	
City Autoplex	All information	
CLLI 1-6 LP/303 Main Street	All information	
CLLI 7-12 LP/130 Hempstead Ave	All information	
Columbia Equipment	Litigation letter, compliance fee	
Covanta Energy Hempstead	All information	Yearly employment shortfall due To 4 th boiler not being built
CPK Transportation	Full Compliance	
CS 750 W Merrick Road	All information	
Dover Gourmet	All information	
Emergency Ambulance Services	All info – except compliance fee	
Engel Burman of Garden City	All information	

2022 COMPLIANCE REVIEW

January 18, 2023

Equity One/Regency Centers	All information	
Fad Henry Street Food Corp	All information	
Fairfield East Rockaway	All info – except compliance fee	
FDR Services Corp.	Full Compliance	Will send NYS-45 4 th Quarter when available
Flushing Bank	All information	
Gabrielli Inwood - Phase II	All info – except Compliance Certificate	
Garden City 505 Amended	All info – except compliance fee	
Gateway Universal	All information	
Green Acres Adjacent LLC	All information	
Hawthorne Owner LLC	All information	
Hempstead 209	All information	
Hempstead Lincoln Mercury	All information	Last Year to report
Hempstead Village Housing	All information	
HSRE-EB East Meadow	All information	
HSRE-EB Lynbrook	All information	

2022 COMPLIANCE REVIEW

January 18, 2023

HSRE-EB North Woodmere	All information	
J & C Autoworld	Compliance fee	Employment shortfall - letter received Last Year to report
JFK Logistics Center LLC	All info – except compliance fee	
Jonathan Arnold/1951 Realty	All information	Last Year to report
Lakeview Auto Sales	All information	Last Year to report
Lawrence Johnson Road LLC	All information	
Millennium Realty	Compliance fee	Litigation – letter received Last Year to report
N and D Restaurants/Seasons 52	All information	
North Shore Linen	All information	
Novapark LLC/Angion Biomedica 2020	Full compliance	Litigation – letter received
OLSL Lynbrook	All information	
Parabit Realty	All information	
Park Lake Hempstead	Construction jobs, Compliance fee	
Parkside Garden Villas	All information	
SLZM Realty	Litigation letter	

2022 COMPLIANCE REVIEW
January 18, 2023

Terrace 100	All information
The Promenade at Central	All information
The Vantage on Roosevelt	All information
Valley Stream Green Acres	All information
Village Lofts	All information
Waterview Land Development	Full Compliance

ADDITIONAL NOTES:

- *Companies with missing documents are notified in writing.
- *All litigation letters will be reviewed by agency counsel.
- *Employment shortfalls will be reviewed in April.



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

Frederick E. Parola
Chief Executive Officer

350 FRONT STREET, HEMPSTEAD, NY 11550-4037
(516) 489-5000 Ext. 4200 • Fax: (516) 489-3179

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.

Flo Girardi, Chairman
January 24, 2023

8:55 AM
01/17/23
Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of January 17, 2023

	Jan 17, 23
ASSETS	
Current Assets	
Other Current Assets	
490-00 · Interest due from PILOT account	-114,900.43
Total Other Current Assets	-114,900.43
Checking/Savings	
200-22 · Checking (FNBLI)187009667	165,000.00
200-21 · Oper Invest MM(FNBLI) 186702577	225,043.77
200-20 · Severance (FNBLI) 186702585	237,894.30
200-19 · HlthRetirement (FNBLI)186702593	909,777.76
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	36,897.71
200-14 · BankofAmerica MMS - 9419794402	3,056,092.36
Total 200 · Cash	3,093,053.78
Total Checking/Savings	4,630,769.61
Total Current Assets	4,515,869.18
Fixed Assets	
400-00 · Furniture & Fixtures	
400-02 · Accumulated Depreciation	-26,702.70
400-01 · Furniture and Fixtures	26,702.70
Total 400-00 · Furniture & Fixtures	0.00
400-051 · Computer equip.	
400-04 · Accumulated Dep. - Computer	-3,929.02
400-05 · Computer Equipment	3,929.02
Total 400-051 · Computer equip.	0.00
400-100 · Machinery & equip.	
400-102 · A/D - Equipment	-15,878.00
400-101 · Equipment	15,878.00
Total 400-100 · Machinery & equip.	0.00
450-00 · Leasehold improvement	
450-02 · Accumulated Amort.	-90,950.40
450-01 · Leasehold Improvements	14,140.00
450-03 · 2009 Leasehold improvements	84,273.98
Total 450-00 · Leasehold improvement	7,463.58
Total Fixed Assets	7,463.58
Other Assets	
Deferred outflows of resources	
700-3 · Diff - expect/actual exp GASB68	15,197.00
700-1 · Changes in Agency cont GASB68	141,197.00
700-4 · Change in assumptions	155,426.00
700-6 · Change in assumptions OPEB	242,567.00
700-5 · Diff expected & actual OPEB	255,424.00
Total Deferred outflows of resources	809,811.00
Total Other Assets	809,811.00
TOTAL ASSETS	5,333,143.76

8:55 AM
1/17/23
Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of January 17, 2023

	Jan 17, 23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
602-00 · Payroll Liabilities	
602-01 · Retirement W/H	-2,077.28
602-09 · NY Unemployment	-1,769.55
602-04 · FICA Tax W/H Social Sec.	-0.01
602-05 · FICA Tax W/H Medicare	0.01
602-07 · Disability W/H	194.40
602-11 · AFLAC WITHHOLDING	239.82
602-06 · Retirement Loan	604.00
Total 602-00 · Payroll Liabilities	-2,808.61
550-00 · Accrued Expenses	-820.41
Total Other Current Liabilities	-3,629.02
Total Current Liabilities	-3,629.02
Long Term Liabilities	
605 · Net pension liability - pro. sh	3,718.97
602 · -10 Compensated absences	92,079.24
Deferred inflows of resources	
500-4 · Change in assumptions	4,315.00
500-2 · Change in pro - employer & prop	11,027.00
500-5 · Changes in assumption OPEB	32,975.00
500-1 · Difference between expect/act	357,458.00
Total Deferred inflows of resources	405,775.00
603-00 · Postretirement health benefits	1,450,586.00
Total Long Term Liabilities	1,952,159.21
Total Liabilities	1,948,530.19
Equity	
Net Income	-56,785.36
3000 · Opening Bal Equity	498,858.39
909-00 · Fund Balance	2,942,540.54
Total Equity	3,384,613.57
TOTAL LIABILITIES & EQUITY	5,333,143.76

8:56 AM

01/17/23

Accrual Basis

Town of Hempstead I. D. A.

Account QuickReport

As of January 17, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							64,700.87
200-13 - Bank of America - 9419794381-Ck							64,700.87
Check	12/16/2022	52196	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,592.00	63,108.87
Check	12/16/2022	52197	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-541.53	62,567.34
Check	12/16/2022	52198	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-1,165.22	61,402.12
Check	12/16/2022	52199	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,024.23	58,377.89
Check	12/16/2022	52200	Arlyn C. Eames	Longevity Che...	-SPLIT-	-346.31	58,031.58
Check	12/16/2022	52201	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-2,760.79	55,270.79
Check	12/16/2022	52202	Lodato, Michael	Longevity Che...	-SPLIT-	-831.15	54,439.64
Check	12/16/2022	52203	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,254.38	52,185.26
General Journal	12/19/2022	S&Co ...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,488.04	46,697.22
Check	12/22/2022	31181	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	46,466.64
Check	12/22/2022	31182	Fevola Reporting & T...	Invoice # 5769...	522-06 - Meetin...	-531.75	45,934.89
Check	12/22/2022	31183	Laura N. Tomeo	Notary Renew...	522-07 - Office ...	-60.00	45,874.89
Check	12/23/2022	31184	Todd Shapiro	Consultant - D...	522-01 - Profes...	-2,500.00	43,374.89
Check	12/23/2022	31185	Optimum	07858-547683...	522-07 - Office ...	-192.06	43,182.83
Check	12/23/2022	31186	FedEx	Account #207...	522-19 - Postag...	-22.99	43,159.84
Check	12/28/2022	31187	EDITH LONGO	Reimburseme...	522-17 - Travel	-142.50	43,017.34
Check	12/28/2022	31188	Mr. Michael Lodato	Mileage Reim...	522-17 - Travel	-5.37	43,011.97
Check	12/28/2022	31189	The New York Times	Subscription A...	522-05 - Dues ...	-70.80	42,941.17
Check	12/30/2022	52204	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,647.99	41,293.18
Check	12/30/2022	52205	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-541.53	40,751.65
Check	12/30/2022	52206	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-1,085.29	39,666.36
Check	12/30/2022	52207	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,024.23	36,642.13
Check	12/30/2022	52208	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-2,760.80	33,881.33
Check	12/30/2022	52209	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,254.38	31,626.95
General Journal	12/30/2022	S&Co ...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,294.39	26,332.56
Check	12/30/2022	31190	Lodato, Michael	Office Supplies	522-07 - Office ...	-66.96	26,265.60
Transfer	01/03/2023			Funds Transfe...	200-14 - Bankof...	75,000.00	101,265.60
Check	01/04/2023	31191	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-9,799.61	91,465.99
Check	01/04/2023	31192	Town of Hempstead ...	2022 Worker's...	-SPLIT-	-20,365.20	71,100.79
Check	01/04/2023	31193	New York State Econ...	NYSEDC 202...	522-05 - Dues ...	-1,500.00	69,600.79
Check	01/04/2023	31194	Giovatto Agency	Website Hosti...	522-03 - Adverti...	-5,000.00	64,600.79
Check	01/05/2023	31195	TOH Dept of General...	Postage Dece...	550-00 - Accrue...	-154.27	64,446.52
Check	01/05/2023	31196	TOH Dept of General...	Phone usage ...	550-00 - Accrue...	-875.00	63,571.52
Check	01/05/2023	31197	READY REFRESH b...	Acct# 042347...	550-00 - Accrue...	-95.98	63,475.54
Check	01/05/2023	31198	AFLAC	NQR44- Invoic...	550-00 - Accrue...	-230.58	63,244.96
Check	01/06/2023	31199	Optimum	07858-547683...	522-07 - Office ...	-192.06	63,052.90
Check	01/06/2023	31200	N.Y.S. and LOCAL R...	Loc. Code 513...	522-75 - Pensio...	-53,481.00	9,571.90
Transfer	01/06/2023			Funds Transfe...	200-14 - Bankof...	50,000.00	59,571.90
Check	01/09/2023	31201	The New York Times	Subscription A...	522-05 - Dues ...	-70.80	59,501.10
Check	01/09/2023	31202	TOH Dept of General...	Rent - January...	522-12 - Rent E...	-2,500.00	57,001.10
Check	01/09/2023	31203	Todd Shapiro	Consultant - J...	522-01 - Profes...	-2,500.00	54,501.10
Check	01/10/2023	electro...	PAYCHEX	Payroll Servic...	550-00 - Accrue...	-236.38	54,264.72
Check	01/11/2023	31204	FREDERICK PAROLA	Reimburseme...	522-07 - Office ...	-56.23	54,208.49
Check	01/13/2023	52210	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,719.09	52,489.40
Check	01/13/2023	52211	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-255.19	52,234.21
Check	01/13/2023	52212	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-756.90	51,477.31
Check	01/13/2023	52213	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,132.83	48,344.48
Check	01/13/2023	52214	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-2,873.43	45,471.05
Check	01/13/2023	52215	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,343.31	43,127.74
General Journal	01/13/2023	S&Co ...	Bank of America	undefined [und...	602-04 - FICA ...	-5,417.39	37,710.35
Check	01/13/2023	31205	STAPLES CREDIT P...	Acct.6035517...	522-07 - Office ...	-124.64	37,585.71
Check	01/13/2023	31206	Newsday Media Group	Acct. Acct. 08...	550-00 - Accrue...	-688.00	36,897.71
Total 200-13 - Bank of America - 9419794381-Ck						-27,803.16	36,897.71
Total 200 - Cash						-27,803.16	36,897.71
TOTAL						-27,803.16	36,897.71

RESOLUTION

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

Budget Line Transfers for 2022

WHEREAS, the Town of Hempstead Industrial Development Agency authorizes the following budget line transfers: from the 2022 Intergovernmental Compliance Line, Account #525 to the Advertising & Marketing Line, Account #522-03 in the amount of \$6,500.00, and from the 2022 Intergovernmental Compliance Line, Account #525 to the Health Insurance Expense Line, Account #522-70 in the amount of \$5,800.00,

NOW, THEREFORE, BE IT

RESOLVED, the Agency hereby authorizes the transfers outlined above.

Adopted:

Ayes:

Nays:

Resolution Number: 007-2023

Flo Girardi, Chairman