

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

January 24, 2023, 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 a Sales Tax Exemption extension of time for Beechwood Merrick LLC, 695 Merrick Ave, Westbury. **New Business – Other:** CEO 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 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:** Consideration and Adoption of the Minutes December 20, 2022, Report of the Treasurer, Budget Line Transfers 2022, Committee Updates, Executive Session, Adjournment

Those in attendance:

Florestano Girardi, Chairman  
Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Jack Majkut, Secretary  
Robert Bedford, Board Member  
Jerry Kornbluth  
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  
Paul O'Brien, Phillips Lytle LLP  
Barry Cregan, Nixon Peabody  
John E. Ryan, Agency Counsel  
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

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 No New business

**New Business:**

**Consideration of a Sales Tax Exemption extension of time Beechwood Merrick LLC, 695 Merrick Avenue, Westbury:**

Arlyn Eames made a presentation to the board on behalf of Beechwood Merrick LLC, 695 Merrick LLC., 695 Merrick Avenue, Westbury. The facility is complete and in operation, the opening of the restaurant portion was delayed, as they encountered difficulties securing a food and beverage operator coming out of the COVID lockdowns. They now have a signed agreement in place with an operator and will be completing the build-out of that portion of the Facility over the next twelve months. Flo Girardi made a motion to approve a Sales Tax Exemption extension of time for of Beechwood Merrick LLC, 695 Merrick Avenue, Westbury. As of December 31, 2022, the applicant used \$3,679,222.96 out of the \$5,649,375.00 maximum company sales tax savings amount. This applicant is requesting a twelve-month extension of time to utilize the remainder \$1,970,152.04 until December 31, 2023. The 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.

**Summary of Confidential Evaluation of Board Performance 2022** – No vote needed.

**Distribution of Board Self-Evaluation forms (included in meeting materials)** No vote needed.

**Consideration of Appointment of Officers 2023** – No changes were made. Flo Girardi made a motion to adopt the Appointment of Officers for 2023 as presented. This motion was seconded by Eric Mallette. All were in favor. Motioned carried.

**Consideration of Agency Committees 2023:** Flo Girardi made a motion to adopt updated Agency Committees Assignments. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel:** Flo Girardi made a motion to table the reappointment of John E. Ryan Agency Counsel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel:** Flo Girardi made a motion to table a resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration of a Resolution to renew the Agency's Membership with the LIBDC for 2023:** Flo Girardi made a motion to renew the Agency Membership with the LIBDC for 2023 in an amount not to exceed \$700.00. This motion was seconded by Eric Mallette. All were in favor.

**Consideration of the Construction Wage Policy (Prevailing Wage Policy):** Fred Parola explained the resolution to the Board as it relates to new legislation. Flo Girardi made a motion to approve the Construction Wage Policy subject to change when NYS releases its new requirements. This motion was second by Jack Majkut. All were in favor. Motion carried.

**Bond Allocation for 2023** – Flo Girardi made a motion to accept the Bond Allocation for 2023 in the amount of \$15,819,640.00. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Recurring Expense Resolution:** Laura Tomeo addressed the Board concerning changes to the recurring expenses. Jack Majkut made a motion to approve the recurring Expense Resolution. This motion was second by Flo Girardi. All were in favor. Motion carried.

Compliance Review 2022 – No vote needed the board was furnished with a copy of compliance review spreadsheet.

Old Business:

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

Minutes of the December 20, 2022, Board Meeting: Eric Mallette made a motion to adopt the minutes of December 20, 2022. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

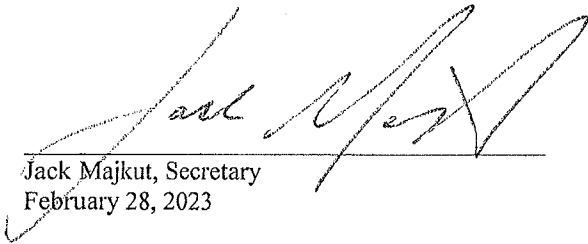
Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for December 14, 2022 - January 17, 2023.

Committee Updates: There were no updates.

Executive Session: Flo Girardi made a motion to go into executive session at 9:24 a.m. to discuss matters of litigation and personnel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 9:39 a.m. This motion was seconded by Tom Grech. All were in favor. Motion carried. No action was taken.

Adjournment: Flo Girardi made a motion to adjourn the meeting at 9:40 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary  
February 28, 2023