



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

Frederick E. Parola  
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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

March 21, 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 an Authorizing Resolution for a 7-year PILOT Extension for 2 Endo Boulevard LLC/Richner Communications, 2 Endo Boulevard, Garden City, Presentation and Consideration of an Inducement Resolution for CenterPoint Inwood, LLC, 65 Rason Road, Inwood, Consideration of a Tenant Consent for Real Fruit Bubble Tea for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for GNC Live Well for Green Acres Adjacent, 750 West Sunrise Highway, Valley Stream, CEO Report, Summary of Board Member Self-Evaluations (tabled from February meeting), Appointment of Compliance/Contracting Officer, Consideration and Adoption of the 2022 Annual Financial Report, Consideration and Adoption of the 2022 Audited Financial Statements, Consideration and Adoption of the Mission Statement 2023, Consideration and Adoption of the Property Disposition Policy, Consideration and Adoption of the Operations and Accomplishments 2022, Consideration and Adoption of the Purchasing Guidelines, Consideration and Adoption of the Board Self Evaluation Policy and Procedures, Consideration and Adoption of the Code of Ethics, Consideration and Adoption of the Investment Policy and Guidelines, Consideration and Adoption of Assessment of Effectiveness of Internal Controls, Consideration and Adoption of the Minutes of February 28, 2023, Consideration and Adoption of the Minutes of March 7, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, February 22, 2023 – March 14, 2023, Committee Updates, Executive Session, Adjournment

Those in attendance:

Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
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  
Lorraine Rhoads, Agency Administrator  
Laura Tomeo, Deputy Agency Administrator  
Paul O'Brien, Phillips Lytle LLP  
Barry Carrigan, Nixon Peabody  
John E. Ryan, Agency Counsel  
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

Florestano Girardi, Chairman  
Jack Majkut, Secretary

The meeting was called to order at 9:06 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 an Authorizing Resolution for a 7-year PILOT Extension for 2 Endo Boulevard LLC/Richner Communications, 2 Endo Boulevard, Garden City:**

Dan Deegan the Attorney representing 2 Endo Boulevard LLC/Richner Communications made a presentation to the board. The applicant intends to renovate an existing 77,000 square foot building located on 1.85 acres at 2 Endo Blvd, Garden City (this is inclusive of indoor parking). Approximately 15,000 square feet of the building is used as a public self-storage facility. This project had previously received a 5-year extension on its IDA benefits. The operations at the location consist of printing and publishing the Long Island Herald. The renovations shall include but not be limited to HVAC, Computer Hardware and Software, Manufacturing equipment and fire safety and security. They currently employ 93 employees. Tom Grech made a motion to extend the PILOT for an additional 7 years for 2 Endo Boulevard LLC/Richner Communications. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Presentation and Consideration of an Inducement Resolution for CenterPoint Inwood, LLC, 65 Ranson Road, Inwood:**

Dan Deegan the Attorney representing CenterPoint Inwood, LLC, 65 Ranson Road, Inwood, addressed the board. The applicant intends to develop a vacant 8.7-acre parcel with an approximate 138,245 square foot two-story structure, which will include a high-ceiling warehouse and office space, with integrated rooftop surface parking, 31 drive-up loading docks, and 2 drive-ins. Additional surface parking storm water drainage and landscaping improvements are also proposed. There will also be 15,000 square feet of wet land buffer upgrades. No tenant has been determined. Robert Bedford made a motion to adopt an Inducement Resolution for CenterPoint. Inclusive of a 15-year PILOT and Sales 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, 2034 Green Acres Mall Road, Valley Stream – Real Fruit Bubble Tea for Valley Stream Green Acres:**

Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – Real Fruit Bubble Tea. The tenant will occupy approximately 670 square feet of space and will create approximately (5-10) jobs. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Tenant Consent for GNC Live Well for Green Acres Adjacent, 750 West Sunrise Highway, Valley Stream:**

Robert Bedford made a motion to approve a Tenant Consent for GNC Live Well for Green Acres Adjacent, 750 West Sunrise Highway, Valley Stream. The tenant will occupy approximately 1,490 square feet of space and will create approximately (1) full time position and (1) part time position. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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

**Compliance Review 2022:** - Arlyn addressed the Board on the outcome of the 2022 Compliance Review. No vote needed.

**Summary of Board Member Self-Evaluations (Tabled from February meeting)** – Arlyn addressed the board with her findings. The response was positive, but the board would like to see the agency increase its level of networking. No vote needed.

**Appointment of Compliance/Contracting Officer:** Eric Mallette made a motion to reappoint Edie M. Longo, CFO as the Contracting/Compliance Officer for the Town of Hempstead Industrial Development Agency. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration and Adoption of the 2022 Annual Financial Report:** Tom Grech made a motion to adopt the 2022 Annual Financial Report, as presented by the Audit Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the 2022 Audited Financial Statements:** Robert Bedford made a motion to adopt the 2022 Annual Financial Statement, as adopted by the Audit Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of Mission Statement 2023 and Measurement Report 2022:** Eric Mallette made a motion to adopt the Agency's Mission Statement and Measurement Report, as adopted by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration and Adoption of the Property Disposition Policy:** Robert Bedford made a motion to adopt the Agency's Property Disposition Policy, as approved by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of the Operation and Accomplishments:** Eric Mallette made a motion to adopt the Agency's Operation and Accomplishments, as adopted by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of the Purchasing Guidelines:** Eric Mallette made a motion to adopt the Agency's Purchasing Guidelines Policy, as adopted by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Adoption of Assessment of Effectiveness of Internal Controls:** Jerry Kornbluth made a motion to adopt the Agency's Assessment of Effectiveness of Internal Controls, as adopted by the Audit Committee. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Old Business:**

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

**Minutes of the February 28, 2023, Board Meeting:** Jill Mollitor made a motion to adopt the minutes of February 28, 2023. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

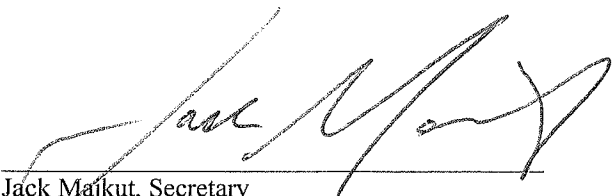
**Minutes of the March 7, 2023, Board Meeting:** Jerry Kornbluth made a motion to adopt the minutes of March 7, 2023. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Report of the Treasurer:** The Board was furnished with copies of the Financial Statements and Expenditure list for February 22, 2023 – March 14, 2023.

**Committee Updates:** There were no updates.

**Executive Session:** None

**Adjournment:** With all business concluded. Tom Grech made a motion to adjourn the meeting at 9:33 a.m. This motion was seconded by Bob Bedford. All were in favor. Motion carried.

  
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Jack Majkut, Secretary  
April 18, 2023