



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

MINUTES

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

Tuesday, June 20, 2023, 9:00 a.m.

Old Courtroom, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

Agenda: Confirm the presence of a quorum, Allow public comment with respect to Agenda items, Consideration of a Termination Resolution for Alphamore LLC, 50 Clinton Street, Hempstead, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream – Designer Jewelers, CEO's Report, Consideration Agency Account Transfers, Consideration and Adoption of the Minutes of May 23, 2023, Report of the Treasurer, Committee Updates, Executive Session

Those in attendance: Florestano Girardi, Chairman  
Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Robert Bedford, IDA Board  
Jerry Kornbluth, IDA Board  
Jill Mollitor, IDA Board  
Dan Oppenheimer, Hempstead Member  
Stacey Lucas, Hempstead Member  
Kevin Boone, Hempstead Member  
Joylette Williams, Hempstead Member

Also in attendance: John E. Ryan, Agency Counsel  
Barry Carrigan, Nixon Peabody  
Paul O'Brien, Philips Lytle  
Frederick E. Parola, CEO  
Edie Longo, CFO  
Lorraine Rhoads  
Arlyn Eames  
Michael Lodato

Excused: Jack Majkut, Secretary  
Laura Tomeo

The meeting was called to order at 9:01 a.m. The Chairman declared a quorum was present.

Executive Session: Flo Girardi made a motion to enter into Executive Session to discuss a matter of potential litigation. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

At 9:22 a.m., Thomas Grech made a motion to come out of Executive Session. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

The Chairman allowed for public comment regarding Agenda items. There was none.

Alphamore LLC: Daniel Baker Esq., Greenberg Traurig LLP, updated the Board on the restructuring of the ownership shares of Alphamore LLC, 50 Clinton Street, Hempstead, NY. He advised the Board that the issues of delinquent PILOT payments and employment verification from tenants (Compliance) would be resolved within the next 30-45 days. Kevin Boone made a motion to terminate the benefits for Alphamore LLC, effective in 30 days, July 20, 2023. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for Designer Jewelers: Flo Girardi made a motion to approve the tenant consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream, for the kiosk Designer Jewelers. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

CEO's Report: Fred Parola, CEO, updated the Board on the status of current projects.

Agency Account Transfers: Flo Girardi made a motion to approve four resolutions for agency account transfers. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Minutes: Eric Mallette made a motion to waive the reading of and adopt the Minutes of the meeting of May 23, 2023. 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 May 17 – June 13, 2023. Eric Mallette advised the Board that the Agency's accounts were in good order.

Flo Girardi made a motion to adjourn the meeting at 9:39 a.m. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.



---

Flo Girardi, Chairman  
(Secretary Jack Majkut was not present)