

Frederick E. Parola
Chief Executive Officer



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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

October 24, 2023, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Consideration of an Inducement Resolution for a PILOT Extension and Sales Tax Exemption for Dover Freeport LLC, 27 St. John's Place, Freeport, **Village of Hempstead:** Consideration of Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead (Tabled from September), **New Business:** Consideration of an Authorizing Resolution for West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream, Consideration of an Inducement Resolution for Centennial Holdings, 1 Carnation Avenue Floral Park, Consideration of an Inducement Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere, Consideration of a Consent to Transfer Ownership for Engel Burman of Garden City, 1001 Axinn Avenue, Garden City, **New Business – Other,** CEO's Report, Consideration and Approval of a Health Insurance Buy- Back for Frederick E. Parola, Lorraine Rhoads and Laura Tomeo, Consideration and adoption of a Resolution to Award Bonus Vacation Days to Laura Tomeo (based upon her prior date of service), Consideration and Adoption of the Governance Committee Charter, Appointment of the Procurement Officer, Consideration and Adoption of the Uniform Tax Exemption Policy, Consideration and Adoption of an Amended Procurement and Purchasing Guidelines, Consideration and Adoption of the Conflict of Interest Policy, Consideration and Adoption of the Property Acquisition Policy, Consideration and Adoption of the Finance Committee Charter, Consideration and Adoption of the Audit Committee Charter, **Old Business:** None, **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of September 19, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, September 13, 2023 – October 17, 2023, Consideration and Adoption of the 2024 Budget, Consideration and Adoption of the Four-Year Financial Plan, **Executive Session, Adjournment**

Those in attendance:

Florestano Girardi, Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Robert Bedford, Board Member
Jill Mollitor, Board Member
Jerry Kornbluth, Board Member

Village of Hempstead Members:

Joylette Williams
Stacey Lucas
Dan Oppenheimer
Kevin Boone, Hempstead Member

Also in attendance:

Frederick E. Parola, CEO
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:

Tom Grech, Vice Chairman

The meeting was called to order at 9:02 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:

Presentation and Consideration of an Inducement Resolution for a PILOT Extension and Sales Tax Exemption for Dover Freeport LLC, 27 St. John's Place, Freeport: Flo Girardi made a motion to table an Inducement Resolution for a PILOT Extension and Sales Tax Exemption for Dover Freeport LLC. This motion was seconded by Robert Bedford. All were in favor. Motion carried. This project will be placed on the November meeting agenda.

Village of Hempstead:

Consideration of a Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead (Tabled from September): John Ryan updated the Board on the status of the expired building permits. The permits have been renewed with The Village of Hempstead. We also have received confirmation that the existing loan has been paid in full and satisfied. Flo Girardi made a motion to table the Termination of Fad Henry Street Food Corp., 216-228 Henry Street, Hempstead, until the November Board Meeting. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

New Business:

Consideration of an Authorizing Resolution for West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream: Michael Webb the attorney for the applicant addressed the board. The applicant seeks to demolish an approximately 18,000 square foot building within the Village of Valley Stream and construct approximately 81,375 square foot on .574 acres of land. For a family rental development containing 63 units in total that the company will manage. The unit mix will be: 16 studio apartments, 29 one bedroom, 18 two bedroom as well as 56 parking spaces. This project will be 100% market rate. All permits and zoning approvals have been obtained from the Village of Valley Stream. Flo Girardi made a motion to adopt an Authorizing Resolution for West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream including 15-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of an Inducement Resolution for Centennial Holdings, 1 Carnation Avenue, Floral Park: John Gordon the attorney for the applicant addressed the board. The applicant seeks to demolish an existing 3,668 square foot building and construct a new building containing 30,512 square feet. The proposed 24-unit apartment building will contain (12) Two-bedroom apartments. The project will be located in close proximity to the LIRR and will be 100% market rate. Jerry Kornbluth made a motion to adopt an Inducement Resolution for Centennial Holdings, 1 Carnation Avenue, Floral Park including 20-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of an Inducement Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere: John Gordon the attorney for the applicant addressed the board. The applicant seeks to construct a 2-story, 16-unit market rate rental housing development located at 37 Conklin Avenue, Woodmere. With 42 parking spots on the ground level. The building will be approximately 21,783 square feet, the total net rentable area will be approximately 20,069 square feet. The project will be on approximately 0.8242 acres. The unit mix will be as follows: 12-2 bedroom, 2 bath units and 4-3 bedroom, 2.5 bath units. This is considered a transit orient development due to its proximity to the LIRR. Flo Girardi made a motion to adopt an Inducement Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere including 20-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Consent to Transfer Ownership for Engel Burman of Garden City, 1001 Axinn Avenue, Garden City: Eric Mallette made a motion to approve a Consent to Transfer Ownership for Engel Burman of Garden City, 1001 Axinn Avenue, Garden City to Harrison Street. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Executive Session: Flo Girardi made a motion to go into executive session at 9:18 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 9:45 a.m. This motion was seconded by Jack Majkut. All were in favor. Motion carried. No action was taken.

New Business -Other:

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

Consideration and Approval of a Health Insurance Buy-Back for Frederick E. Parola, Lorraine Rhoads and Laura Tomeo: Flo Girardi made a motion to approve the Health Insurance Buy-Back for Frederick E. Parola 2013-2017 in the amount of \$29,148.42, Lorraine Rhoads 2013-2014 in the amount of \$5,951.89, and Laura Tomeo 2019-2023 in the amount of \$52,694.96. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of a Resolution to Award Bonus Vacation Days to Laura Tomeo (based upon her prior date of service): Flo Girardi made a motion to approve the Bonus Vacation Days to Laura Tomeo (based upon her prior date of service of May 20, 2010) This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of the Governance Committee Charter: Flo Girardi made a motion to adopt the Governance Committee Charter as presented and adopted by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Appointment of the Procurement Officer: Flo Girardi made a motion to appoint Fred Parola the Procurement Officer for the IDA. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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

Consideration and Adoption Amended Procurement and Purchasing Guidelines: Flo Girardi made a motion to approve the Amended Procurement and Purchasing Guidelines as presented and adopted by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of the Conflict of Interest Policy: Flo Girardi made a motion to adopt the Conflict of Interest 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 Finance Committee Charter: Flo Girardi made a motion to adopt the Finance Committee Charter as approved by the Finance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration and Adoption of the Audit Committee Charter: Flo Girardi made a motion to adopt the Audit Committee Charter as approved by the Audit Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Old Business:

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

Minutes of the August 22, 2023, Board Meeting: Eric Malette made a motion to waive the reading and adopt the minutes of September 19, 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 September 13, 2023 – October 17, 2023.

Consideration and Adoption of the 2024 Budget: Flo Girardi made a motion to adopt the 2024 Budget as presented. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Four- Year Financial Plan: Flo Girardi made a motion to adopt the Four-Year Financial Plan as presented. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 9:52 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Jack Majkut, Secretary
November 21, 2023