

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

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

Tuesday, December 19, 2023, 9:00 AM

MINUTES

AGENDA: Call the meeting to order, Announcements, Confirm the presence of a Quorum, Public Comment with respect to Agenda items, Village of Freeport: Consideration of an Authorizing Resolution for a PILOT Extension and Sales Tax Exemption for Dover Freeport LLC Extension, 27 St. John's Place, Freeport, Consideration of an Authorizing Resolution for Centennial Holdings, 1 Carnation Avenue, Floral Park, Consideration of an Inducement Resolution for Aired JFK IC LLC, 175 Roger Avenue and 41 Cerro Street, Inwood, Consideration of a Tenant Consent for Maxima Real Estate/Barclays LLC – Eihab Human Services, 615 Merrick Avenue, Westbury, Consideration of a Tenant Consent for Valley Stream Green Acres – WSF Inc. dba Launch Entertainment Park, 2034 Green Acres Mall, Valley Stream, CEO's Report, Consideration and Approval of the Massa & Associates 2024 Contract, Consideration and Approval of the Sheehan & Company 2024 Contract and 2023 Audit, Consideration and Approval of the Giovatto Agency 2024 Contract, Consideration and Adoption of the Sexual Harassment Policy, Consideration and Adoption of the Records Retention and Disposition Policy, Consideration and Adoption of the Standard Project Procedures, Consideration and Adoption of the Fund Balance Policy, Consideration and Approval of Salary Increases for Frederick Parola, Edie Longo, Lorraine Rhoads, Arlyn Eames, Michael Lodato and Laura Tomeo, Consideration and Adoption of the 2024 Meeting Schedule, Consideration and Approval of the NYSEDC Membership for 2024, Consideration and Approval of a contract with Todd Shapiro for 2024, Discussion: Housing Policy, Consideration and Adoption of the Minutes of November 21, 2023, Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance:

Florestano Girardi, Chairman  
Eric C. Mallette, Treasurer  
Thomas Grech, Member  
Jerry Kornbluth, Member  
Jill Mollitor, Member  
Mayor Kennedy, Village of Freeport Member  
Vilma Lancaster, Village of Freeport Member  
LaDonna Taylor, Village of Freeport Member  
Mark Davella, Village of Freeport Member

Also in attendance:

John E. Ryan, Agency Counsel  
Barry Carrigan, Nixon Peabody  
Paul O'Brien, Philips Lytle  
Frederick E. Parola, CEO

Edie M. Longo, CFO  
Lorraine Rhoads, Agency Administrator  
Arlyn Eames, Deputy Financial Officer  
Michael Lodato, Deputy Executive Director

Excused: Jack Majkut, Secretary  
Robert Bedford, Member  
Laura Tomeo, Deputy Agency Administrator

The meeting was called to order at 9:00 a.m. The Chairman declared a quorum was present. There were no announcements. There was no public comment.

Dover Freeport LLC Extension: Dover Freeport LLC, located at 27 St. John's Place in the Village of Freeport, plans to upgrade the current operations of Dover Gourmet for a total new project cost of \$2,350,000.00. Improvements will include new furniture, floor and wall coverings, trade equipment, garage doors, new HVAC system, LED lighting, a new loading dock, an electric vehicle charging station, and more energy efficient computer and phone systems. Benefits include a 15-year PILOT extension and a Sales Tax Exemption for new equipment. Flo Girardi made a motion to adopt an authorizing resolution for Dover Freeport LLC. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Centennial Holdings: Centennial Holdings LLC seeks to demolish an existing building located at 1 Carnation Avenue, Floral Park, and construct a twenty-four-unit market-rate apartment building featuring twelve two-bedroom apartments and twelve one-bedroom apartments. Benefits include a 20-year PILOT Agreement, Sales Tax Exemption, and Mortgage Recording Tax Exemption. Flo Girardi made a motion to adopt an authorizing resolution for Centennial Holdings LLC. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Airef JFK IC LLC: Daniel Deegan, Esq. (Forchelli Deegan Terrana LLP) made a presentation on behalf of Airef JFK IC LLC, located at 175 Roger Avenue and 41 Cerro Street, Inwood. The company intends to demolish a single-family home and construct a 68,016 square foot warehouse/distribution center on 3.6764 acres. The company is hoping to attract one or two tenants for the space. Proposed benefits include a 20-year PILOT Agreement, Sales Tax Exemption, and Mortgage Recording Tax Exemption. Flo Girardi made a motion to adopt an inducement resolution for Airef JFK IC LLC. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Maxima Real Estate/Barclays LLC – Eihab Human Services: Flo Girardi made a motion to adopt a Tenant Consent for Eihab Human Services Inc. for Maxima Real Estate/Barclays LLC, 615 Merrick Avenue, Westbury. Eihab Human Services Inc. will occupy approximately 9600 square feet of space and create 8

full-time equivalent jobs. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Valley Stream Green Acres LLC – WSF Inc. Launch Entertainment Park: Flo Girardi made a motion to adopt Tenant Consent for WSF Inc., a New York corporation d/b/a Launch Entertainment Park for Valley Stream Green Acres LLC,, 2034 Green Acres Mall, Valley Stream. This tenant will occupy 34,181 square feet of space on the 2<sup>nd</sup> floor and create approximately 46 full-time jobs. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Massa & Associates Inc.: Flo Girardi made a motion to approve the 2024 Contract for Massa & Associates Inc., 100 North Centre Avenue, Suite 400, Rockville Center, NY 11570, to provide actuarial services for the agency. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Sheehan & Company: Flo Girardi made a motion to approve the 2024 Contract Sheehan & Company, 165 Orinoco Drive, Brightwaters, NY 11718, to provide accounting, filing, reporting, and auditing services for the agency, including the annual audit for 2023. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Giovatto Agency: Thomas Grech made a motion to approve the 2024 Contract for Giovatto Agency, 307 West Penn Street, Long Beach, NY 11561, for the hosting and maintenance of the TOHIDA website. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Sexual Harassment Policy: Eric Mallette made a motion to adopt the Sexual Harassment Policy as presented by the Governance Committee. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Records Retention and Disposition Policy: Flo Girardi made a motion to adopt the Records Retention and Disposition Policy, as adopted by the Records Retention and Disposition Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Standard Project Procedures: Flo Girardi made a motion to adopt the Standard Project Procedures, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Fund Balance Policy: Flo Girardi made a motion to adopt the Fund Balance Policy, as adopted by the Finance and Investment Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Salary Increases: Flo Girardi made a motion to approve salary increases for Frederick Parola, Edie Longo, Lorraine Rhoads, Arlyn Eames, Michael Lodato

and Laura Tomeo. This motion was seconded by Kornbluth. All were in favor.  
Motion carried.

2024 Meeting Schedule: Eric Mallette made a motion to approve the 2024 Meeting Schedule. This motion was seconded by Thomas Grech. All were in favor.  
Motion carried.

NYSEDC Membership: Thomas Grech made a motion to approve the NYSEDC Membership for 2024 for an amount not to exceed \$1,500.00. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Todd Shapiro: Thomas Grech made a motion to approve the 2024 Contract for Todd Shapiro, for an amount not to exceed \$30,000.00. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Discussion regarding a Housing Policy: Michael Lodato explained that in the future the agency may want to explore having a separate Housing Policy like other IDA's.

Update on Late PILOT Payments: Arlyn Eames updated the Board on two projects that were late on the 1<sup>st</sup> Half School 2023/24: Alphamore LLC, 50 Clinton Street, Hempstead and BSREP III, 107 Charles Lindbergh Blvd., Garden City.

Minutes: Eric Mallette made a motion to waive the reading and approve the Minutes of November 21, 2023. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: Eric Mallette reported that the financials were in good order.

Executive Session: There was no Executive Session

Committee Updates: The IDA/LDC Advertising and Marketing Committee met prior to the Board meeting.

Adjournment: Flo Girardi made a motion to adjourn at 9:36 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



~~Jack Majkut, Secretary~~ Florestano Girardi  
January 23, 2024