

TOWN OF HEMPSTEAD



Industrial  
Development Agency

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

February 27, 2024, 9:00 a.m.  
Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: Village Business: Village of Freeport: Village of Hempstead: New Business:** Consideration of a Tenant Consent for Valley Stream Green Acres – Sun Wei, 2034 Green Acres Mall, Valley Stream, **New Business – Other,** CEO's Report, Discussion and Consideration of the Construction (Prevailing) Wage Policy (tabled from January), Discussion: Trust Account for Post-Retirement Health Insurance Benefits, Compliance 2023 Update, Summary of Confidential Evaluation of Board Performance 2023, Summary of Board Self-Evaluation forms, Bond Allocation for 2024 (tabled from January), **Old Business: Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of January 23, 2024, **Report of the Treasurer:** Financial Statements and Expenditure List: January 17, 2024 – February 20, 2024, **Executive Session, Adjournment**

Those in attendance:

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

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:

The meeting was called to order at 9:05 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 Hempstead:** No New Business

**New Business:**

**Consideration of a Tenant Consent for Valley Stream Green Acres – San Wei, 2034 Green Acres Mall, Valley Stream:**

Tom Grech made a motion to approve a Tenant Consent for Valley Stream Green Acres – San Wei, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 828 square feet of space and will create approximately (4) jobs. The average salary will range from \$38,000.00 - \$45,000.00. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**New Business -Other:**

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

**Discussion and Consideration of the Construction Wage Policy (Prevailing Wage Policy):** Fred Parola and Edie Longo addressed the board on the New York State Construction (Prevailing) Wage Policy. Flo Girardi made a motion to adopt the Construction Wage Policy as adopted by the Governance Committee. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Discussion: Trust Account for Post-Retirement Health Insurance Benefits:** Edie Longo made a note that Bill Weir, from Nixon Peabody is currently working on the trust account for the Post-Retirement Health Insurance Benefits. No vote needed.

**Compliance 2023 Update:** Arlyn Eames updated the board on the 2023 Compliance. No vote needed.

**Summary of Confidential Evaluation of Board Performance 2023:** Arlyn Eames updated the board on the responses she received. No vote needed.

**Summary of Board Self-Evaluation forms:** This item was tabled.

**Bond Allocation for 2024:** The Board was informed of the 2024 Bond Allocation in the amount of \$16,396,501.00 available from New York State Department of Economic Development.

**Old Business:**

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

**Minutes of January 23, 2024, Board Meeting:** Eric Malette made a motion to waive the reading and adopt the minutes of January 23, 2024. 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 January 17, 2024 – February 20, 2024

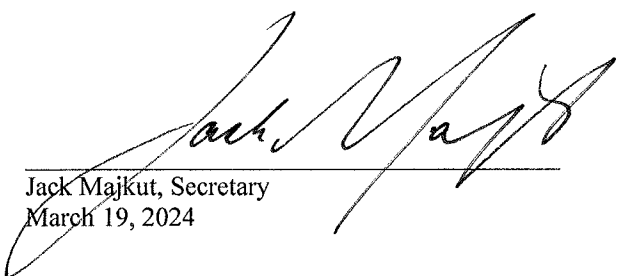
**Executive Session:** Flo Girardi made a motion to go into executive session at 9:13 a.m. to discuss a matter of potential litigation. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 9:31 a.m. This motion was seconded by Tom Grech.

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 9:32 a.m. This motion was seconded by Jack Majkut. All were in favor. Motion carried.



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Jack Majkut, Secretary  
March 19, 2024