

Board Members

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

October 22, 2024, 9:00 a.m.  
Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: Village Business: Village of Freeport: No New Business: Village of Hempstead:** Consideration of a Temporary Assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach PLLC, **New Business: No New Business, New Business – Other,** CEO's Report, Consideration of a Resolution to pay the Town of Hempstead for rent arrears, 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 the Conflict of Interest Policy, Consideration and Adoption of the Property Acquisition Policy, Consideration and Adoption of the Finance Committee Charter, Consideration of the Audit Committee Charter, Consideration of the Fund Balance Policy, Consideration and Adoption of a Resolution Reimbursing Michael Lodato for a car rental for the LIBDC Montauk Conference. **Old Business:** Discussion and Consideration of Trust Account for Post-Retirement Health Insurance Benefits (tabled from February, March, April, May, July, September), **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of September 17, 2024, **Report of the Treasurer:** Financial Statements and Expenditure List, September 12, 2024 – October 15, 2024, Consideration and Adoption of the 2025 Budget, Consideration and Adoption of the Four-Year Financial Plan, **Executive Session, Adjournment**

Those in attendance: Tom Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Jack Majkut, Secretary  
Jill Mollitor, Board Member  
Jerry Kornbluth, Board Member

NOTE: Florestano Giraardi has resigned as Chairman. Mr. Tom Grech will act as chair until appointment is made.

Village of Hempstead Members: Joylette Williams

Also in attendance: Frederick E. Parola, CEO  
Arlyn Eames, Deputy Financial Officer  
Michael Lodato, Deputy Executive Director  
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: Robert Bedford, Board Member  
Lorraine Rhoads, Agency Administrator

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:**

**Village of Hempstead:**

**Consideration of a Temporary Assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach, PLLC:** Tom Grech made a motion to table this item. The acting chairman requested some more information from Harris Beach. Tom Grech made a motion to table a Temporary Assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach, PLLC, until the November Board Meeting and presentation of total funds expended on improvements. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**New Business: None**

**New Business -Other:**

**CEO Report:** Fred Parola provided the Board with a copy of the CEO Report and spoke about the pending projects.

**Consideration of a Resolution to pay the Town of Hempstead for rent arrears:** Rev. Eric Mallette made a motion to adopt a Resolution authorizing payment to the Town of Hempstead for rent arrears for the period of January 1, 2020 through December 31, 2024 in the amount of \$9,320.00. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration and Adoption of the Governance Committee Charter:** Jack Majkut made a motion to adopt the Governance Committee Charter as presented and adopted by the Governance Committee. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Appointment of the Procurement Officer:** Jerry Kornbluth made a motion to appoint Fred Parola the Procurement Officer for the IDA. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

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

**Consideration and Adoption of the Conflict-of-Interest Policy:** Jerry Kornbluth made a motion to adopt the Conflict of Interest Policy as approved by the Governance Committee. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration and Adoption of the Property Acquisition Policy:** Jerry Kornbluth made a motion to adopt the Property Acquisition Policy as approved by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Finance Committee Charter:** Jerry Kornbluth made a motion to adopt the Finance Committee Charter as approved by the Finance Committee. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration and Adoption of the Audit Committee Charter:** Jerry Kornbluth made a motion to adopt the Audit Committee Charter as approved by the Audit Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Fund Balance Policy:** Jerry Kornbluth made a motion to adopt the Fund Balance Policy as approved by the Finance Committee. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration and Adoption of a Resolution Reimbursing Michael Lodato for a car rental for the LIBDC Montauk Conference:** Jerry Kornbluth made a motion to adopt a Resolution to reimburse Michael Lodato for a car rental for the LIBDC Montauk Conference October 9<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup>, 2024 for an amount not to exceed \$233.91. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Old Business:**

**Discussion and Consideration of a Trust Account for Post-Retirement Health Insurance Benefits (tabled from February, March, April, May, July, September):** This item was tabled.

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

**Minutes of the September 17, 2024, Board Meeting:** Jerry Kornbluth made a motion to waive the reading and adopt the minutes of September 17, 2024. 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 September 12, 2024 – October 15, 2024. Rev. Eric Mallette advised the board all were in order.

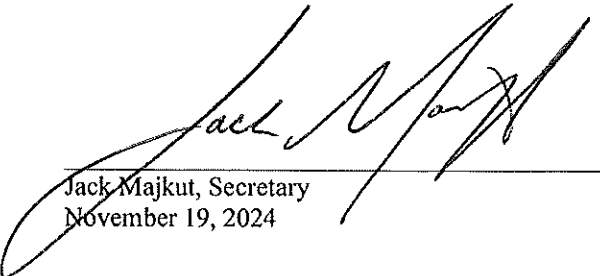
**Consideration and Adoption of the 2025 Budget:** Jerry Kornbluth made a motion to adopt the 2025 Budget as presented. There were no comments received during the public comment period. The budget will be submitted to the ABO. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration and Adoption of the Four- Year Financial Plan:** Jerry Kornbluth made a motion to adopt the Four-Year Financial Plan as presented. The Four-Year Financial plan will be filed with the ABO. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Executive Session:**

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

**Adjournment:** With all business concluded. Jerry Kornbluth made a motion to adjourn the meeting at 9:17 a.m. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.



Jack Majkut, Secretary  
November 19, 2024