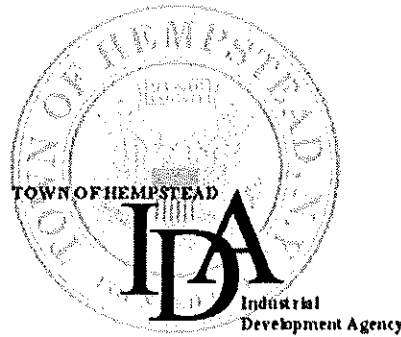


Frederick E. Parola
Chief Executive Officer



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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

January 21, 2025, 9:00 a.m.

Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Village of Hempstead: New Business: Consideration of an Inducement Resolution for JAEP Properties, 2283 Grand Avenue, Baldwin, Consideration of a Tenant Consent for 900 Stewart Avenue Holdings Simon Agency, 900 Stewart Avenue, Garden City, Consideration of a Tenant Consent for 900 Stewart Avenue Holdings – Garfunkel Wild, P.C., Garden City, **New Business – Other,** CEO’s Report, Discussion of Rent Increase by Town of Hempstead, Compliance 2024 Update, Summary of Confidential Evaluation of Board Performance 2024, Distribution of Board Self-Evaluation forms (included in meeting materials), Consideration of Appointment of Officers 2025, Consideration of Agency Committees 2025, Consideration of the Construction Wage Policy (Prevailing Wage Policy), Consideration of Resolution to reappoint John E. Ryan as Agency Counsel, Consideration of a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Damon LLP as Transaction /Bond Counsel, Consideration and Adoption of a Resolution to pay John E. Ryan for Professional Services Rendered for Valley Stream Central High School District et al. v. Town of Hempstead , et al., Consideration of the Recurring Expenses Resolution, Consideration of Budget Line Transfers for 2024, **Old Business: Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of December 17, 2024, **Report of the Treasurer:** Financial Statements and Expenditure List, December 11, 2024 – January 14, 2025, **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
Guy Savia, Member

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

Also in attendance:

Frederick E. Parola, CEO
Michael Lodato, Deputy Executive Director
Arlyn Eames, Deputy Financial Officer
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:

Edie Longo, CFO
Robert Bedford, Board Member

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.

Executive Session: Tom Grech made a motion to go into executive session at 9:14 a.m. to discuss a matter of potential litigation and administration. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Tom Grech made a motion to come out of executive session at 9:25 a.m. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

Village of Freeport: No Business

Village of Hempstead: No Business

New Business:

Consideration of an Inducement Resolution for JAEP Properties, 2283 Grand Avenue, Baldwin: Peter Curry from Farrell Fritz, P.C., the attorney for the applicant addressed the board. The applicant seeks to demolish an approximately 11,000 square foot building on 1.246 acres of land intended for multifamily use. The new building will be four stories and consist of 12 one-bedroom units and 42 two-bedroom units (54 units in total) as well as a lobby, rental office, common area and 78 parking spaces. 5 units will be given preference to those with disabilities. The first floor will also consist of 2,344 sq feet of office space. This project will be within the Baldwin Overlay Zone created by the Town. Jack Majkut made a motion to adopt an Inducement Resolution for JAEP Properties, 2283 Grand Avenue, including a 25-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 Tenant Consent for 900 Stewart Avenue Holdings – Garfunkel Wild, P.C., 900 Stewart Avenue, Garden City: Jerry Kornbluth made a motion to approve a Tenant Consent for Stewart Avenue Holdings LLC – Garfunkel Wild, P.C., 900 Stewart Avenue, Garden City., 900 Stewart Avenue, Garden City. The tenant will occupy approximately 41,556 square feet of space and will create approximately (160) employees. Garfunkel Wild, P.C., is a Health Care Law Group. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

New Business -Other:

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

Discussion of Rent Increase by The Town of Hempstead: Fred Parola explained rent increase amount to the Board.

Compliance 2024 Update: Arlyn Eames updated the board on the 2024 Compliance of projects. No vote needed.

Summary of Confidential Evaluation of Board Performance 2024: No vote needed.

Distribution of Board Self-Evaluation forms (included in meeting materials): No vote needed.

Consideration of Appointment of Officers 2025: Jerry Kornbluth made a motion to Appoint the Officers for 2025. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of Agency Committees 2025: Jerry Kornbluth made a motion to adopt the 2024 Agency Committees as presented. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration and Adoption of the Prevailing Wage (Construction Wage) Policy: Eric Mallette made a motion to adopt the Prevailing Wage Policy. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel: Jerry Kornbluth made a motion to reappoint John E. Ryan as Agency Counsel. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Damon LLP as Transaction/Bond Counsel: Jerry Kornbluth made a motion to adopt a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Danon LLP as the Agency's Transaction/Bond Counsel. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration and Adoption of a Resolution to pay John E. Ryan for Professional Services Rendered for Valley Stream Central High School District et al v. Town of Hempstead, et al.: Eric Mallette made a motion to approve a Resolution to pay John E. Ryan for professional Services Rendered for Valley Stream Central High School District et al v. Town of Hempstead, et al. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of the Recurring Expenses Resolution: Jerry Kornbluth made a motion to approve the amended Recurring Expense Resolution. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Old Business:

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

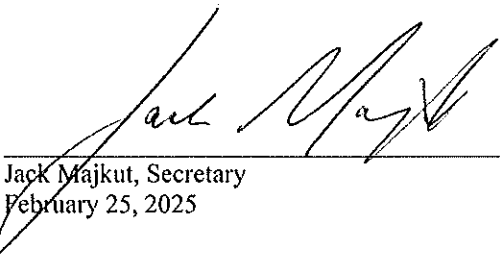
Minutes of December 17, 2024, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of December 17, 2024. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for December 11, 2024 – January 14, 2025.

Consideration of the Budget Line Transfers: Fred addressed the board regarding the budget line transfers. Jerry Kornbluth made a motion to approve the budget line transfers for 2024. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Jerry Kornbluth made a motion to adjourn the meeting at 9:46 a.m. This motion was seconded by Jack Majkut. All were in favor. Motion carried.



Jack Majkut, Secretary
February 25, 2025