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IN THE MATTER OF THE
TOWN OF HEMPSTEAD LOCAL DEVELOPMENT
CORPORATION BOARD MEETING

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Teleconference

December 17, 2020
10:00 a.m.

B E F O R E: FLORESTANO GIRARDI

Denise Mantekas,
Court Reporter

A P P E A R A N C E S:

Town of Hempstead LDC

FRED PAROLA
EDIE LONGO
ARLYN EAMES
LAURA TOMEO MICHAEL LODATO
LORRAINE RHOADS

JOHN RYAN, Ryan Brennan & Donnelly, LLP
BILL WEIR, Nixon Peabody
PAUL O'BRIEN, Phillips Lytle LLP
ALLEN WAX, Todd Shapiro's Office

Board of Directors

FLORESTANO GIRARDI
JAMES MARSH
REV. ERIC MALLETT
JACK MAJKUT
ROBERT BEDFORD

CHAIRMAN GIRARDI: I'm going to call to order the Town of Hempstead LDC meeting. It's 9:56.

First item on the agenda. Preliminary Inducement Resolution and Presentation by Rambam Mesivta Maimonides High School, Lawrence, New York.

MR. LODATO: Is anyone from Rambam on the call? Maybe they thought it was going to be 10:00 so they haven't called in yet.

MR. PAROLA: Why don't we table it momentarily and move on with the rest of the agenda and we'll come back to it?

CHAIRMAN GIRARDI: Next item. Consideration and Adoption of 2021 LDC Meeting Schedule. It's the same as the IDA. I'll make a motion.

REVEREND MALLETTE: I'll second.

CHAIRMAN GIRARDI: Let's take a vote.

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Reverend Mallette?

REVEREND MALLETTE: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Confidential Board Member
Evaluations.

MR. LODATO: Those are the same
as the IDA's. You just have to fill
those out and send them back
confidentially so, please, by mail
or however you'd like to do it.

CHAIRMAN GIRARDI: Next item.
Consideration and Re-Adoption of the
LDC Sexual Harassment Policy.

MR. LODATO: This mirrors the
IDA's sexual harassment policy which
also mirrors the State template.

CHAIRMAN GIRARDI: I'll make
the motion.

MR. MAJKUT: Second the motion.

1
2 CHAIRMAN GIRARDI: Reverend
3 Mallette?

4 REVEREND MALLETTE: Aye.

5 CHAIRMAN GIRARDI: Mr. Bedford?

6 MR. BEDFORD: Aye.

7 CHAIRMAN GIRARDI: Mr. Majkut?

8 MR. MAJKUT: Aye.

9 CHAIRMAN GIRARDI: Flo Girardi
10 is an aye.

11 Consideration and Adoption of
12 the 2021 LDC Contract with Sheehan
13 and Co. for the 2020 Audited
14 Financials.

15 MR. LODATO: This is the same
16 firm that the IDA uses. They do
17 excellent work for us and we're
18 looking to use them again for the
19 next set of audited financials.

20 CHAIRMAN GIRARDI: I'll make
21 the motion. Do I have a second?

22 REVEREND MALLETTE: Second.

23 CHAIRMAN GIRARDI: I'll take a
24 vote. Flo Girardi is an aye.

25 Mr. Majkut?

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MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: And
Reverend?

REVEREND MALLETT: Aye.

CHAIRMAN GIRARDI: Next item.
Consideration and Adoption of the
LDC Contract with Giovatto Agency
for 2021 to maintain and update the
website.

MR. LODATO: This is the same
gentleman as Fred had said earlier
that we've used for a long time.
He's just working with a new
company. He hosts our website and
maintenance if we have any issues
with the website. By law, we have
to have a website. He does a good
job.

CHAIRMAN GIRARDI: I'll make
the motion. Do I have a second?

MR. BEDFORD: Second.

CHAIRMAN GIRARDI: Let's take a

1
2 vote.

3 Reverend Mallette?

4 REVEREND MALLETTE: Aye.

5 CHAIRMAN GIRARDI: Mr. Bedford?

6 MR. BEDFORD: Aye.

7 CHAIRMAN GIRARDI: Mr. Majkut?

8 MR. MAJKUT: Aye.

9 CHAIRMAN GIRARDI: Flo Girardi
10 is an aye.

11 Next item. Re-Adoption of the
12 LDC Standard Project Procedures.

13 MR. LODATO: It's unchanged
14 from last time. This is just the
15 procedures we use when we overview a
16 project and how we go about it.

17 CHAIRMAN GIRARDI: I'll make
18 the motion. Do I have a second?

19 REVEREND MALLETTE: Second.

20 CHAIRMAN GIRARDI: We'll take a
21 vote.

22 Reverend Mallette?

23 REVEREND MALLETTE: Aye.

24 CHAIRMAN GIRARDI: Mr. Bedford?

25 MR. BEDFORD: Aye.

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CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

Next item on the agenda.
Consideration and approval of the
Minutes of October 22, 2020.

I'll make a motion to waive.
Do I get a second?

REVEREND MALLETTTE: Second.

MR. PAROLA: Waive and adopt
from the amendment.

CHAIRMAN GIRARDI: Waive and
adopt the minutes of October.

Seconded by Reverend Mallette.
I'll take a vote.

Reverend Mallette?

REVEREND MALLETTTE: Aye.

CHAIRMAN GIRARDI: Mr. Bedford?

MR. BEDFORD: Aye.

CHAIRMAN GIRARDI: Mr. Majkut?

MR. MAJKUT: Aye.

CHAIRMAN GIRARDI: Flo Girardi
is an aye.

1
2 Next item. Report of the
3 treasurer. October 15th to December
4 10th.

5 REVEREND MALLETT: Again, all
6 is in order. Everything is good.
7 All is good with the report.

8 CHAIRMAN GIRARDI: We have no
9 committee updates.

10 Let's move back to the new
11 business. Anybody here from
12 Maimonides High School in Lawrence?

13 RABBI FRIEDMAN: Yes, hi.

14 CHAIRMAN GIRARDI: State your
15 name, please.

16 RABBI FRIEDMAN: Rabbi Zev
17 Walter Friedman, F-R-I-E-D-M-A-N.

18 MR. HERSCHMAN: And Avi
19 Herschman.

20 RABBI FRIEDMAN: Address is 40
21 Meadow Lane, Lawrence, New York
22 11559.

23 CHAIRMAN GIRARDI: Thank you.

24 MR. HERSCHMAN: And Avi
25 Herschman. Address 346 Wilson

1
2 Street, West Hempstead, New York
3 11552. Herschman is spelled
4 H-E-R-S-C-H-M-A-N.

5 CHAIRMAN GIRARDI: Thank you,
6 gentlemen. Would you like to make a
7 presentation?

8 RABBI FRIEDMAN: Sure. There
9 is a lot to say. I'm not sure, you
10 know, stop me or direct me if you
11 can.

12 First of all, I want to say
13 thanks to the Board for meeting
14 today. It's a snowy day. We gave
15 off school so we have a little bit
16 of time. We appreciate your
17 indulgence and coming in to hear the
18 case.

19 Briefly, the school has
20 operated since 1991, 1992. I'm the
21 founder and dean of the school and
22 happy to say that we've had a great
23 opportunity to have a wonderful
24 group of students here. We keep the
25 school small, around 40 or 45 kids

1
2 per grade which means about 170 or
3 175 students in the entire school
4 which has 15 full-time faculty
5 members. Administrators are around
6 30 part-time teachers that rotate in
7 for their particular classes so,
8 let's say, from 1:00 to 1:45 you
9 have math and have eight math
10 teachers coming in. They leave the
11 building and eight English teachers
12 come in. They leave the building
13 and eight science teachers come in.
14 There is never more than 25, you
15 know, administrators and faculty
16 members there at any given time. We
17 currently rent the facility. We've
18 been there for 30 years, good
19 tenants, always pay the rent.

20 We're at the point where we
21 want to expand the footprint of the
22 school keeping the same number of
23 students because we see that works.
24 It's kind of a niche specialty
25 school. We promote values. We

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2 always have veterans speak on
3 Veterans Day since the inception of
4 the school, recognizing our debt of
5 gratitude to the fighting forces of
6 men and women that are fighting to
7 keep us free. We want the kids to
8 be politically involved at, you
9 know, various social rallies. We
10 raised money for the victims of the
11 tsunami way back when. We've held
12 rallies against Saudi support of
13 terror, which is kind of outdated
14 now, and other issues which we want
15 the kids to be part of and that
16 rounds out their education. I'm
17 happy to say that we are the only
18 Yeshiva which is a Jewish high
19 school in the entire country that
20 has ever been awarded the blue
21 ribbon award of school excellence
22 because we promote values and I
23 guess the old fashion stuff, values
24 and responsibility and academic
25 excellence and hard work and

1
2 motivation.

3 We decided that to better
4 service these students and enable
5 more diversity and opportunities for
6 the kids we need to expand the
7 footprint keeping the same amount of
8 students in the building. For
9 example, right now, if there is a
10 class of six kids requesting a
11 particular course, let's say,
12 advanced physics, we may not be able
13 to offer it because we have limited
14 space. We have various clubs to
15 round out the curriculum. If there
16 is a group of kids that want to have
17 a meeting about the debate club or
18 the mock trial club, it may be
19 difficult because you have only
20 eight or nine or ten classrooms and
21 to further break them out
22 (inaudible) maybe 13, 14, maybe 15
23 classrooms.

24 Also, we're in a shared
25 facility right now with another

1 school which we've been paying rent
2 for the past 30 years. It would be
3 great to have our own gymnasium so
4 the kids can practice and play ball,
5 because a lot of times when kids
6 wanna go to the gym, we can't do so
7 because simply, you know, the gym is
8 being used and shared by another
9 school which is fine. That's part
10 of our agreement. But we'd like to
11 have the flexibility to expand the
12 facility, you know, so it can be
13 used a greater percent of the time
14 by a greater percentage of users.

15
16 As such, we embarked the
17 project and we purchased land on
18 284, 286 Mott Avenue, which is the
19 Town of Hempstead. It's about a
20 five to seven minute walk from our
21 current facility so it doesn't
22 impact on our enrollment. The idea
23 was to convert that facility
24 (inaudible) and convert that
25 facility into a school which

1 hopefully we can take 12
2 (inaudible). We'd start demolition
3 right away but, you know,
4 construction would be an additional
5 12 months or so. We're figuring
6 18 months on the outside to get it
7 done, have a modern facility with a
8 new computer room, our own gymnasium
9 and some extra classrooms.
10 Additionally, we have sometimes two
11 or three administrators piling into
12 one office and it would be nice for
13 each one to have their own elbow
14 room. The additional facility will
15 afford us the ability to really best
16 service our students and let them
17 grow into good model citizens.

18 I can tell you that over the
19 past close to 30 years our kids
20 really have gone out into various
21 fields, you know, medicine and law,
22 dentistry, psychology,
23 entrepreneurs, teachers, community
24 leaders. A bunch of them are
25

1
2 involved in organizations. One in
3 particular comes to mind out of a
4 free burial society which everybody
5 needs. Unfortunately, they're
6 indigent and, you know, they need a
7 burial plot. He handles that. He's
8 come to school to raise money. And
9 as part of this, you know, to show a
10 value, we take every year a grade to
11 the cemetery to do a clean up, to
12 re-set tombstones and to clean up
13 the trees that fell down and, you
14 know, get them involved in that.
15 Obviously, everything is done
16 properly. That's the overall
17 approach of the school.

18 With that in mind, we project
19 that the project would be between 5
20 and 7 million dollars and the raise
21 to do the construction. With that
22 in mind, we applied for the, you
23 know, the bond which would help us
24 make this project a reality. That's
25 kind of the big picture. I'm happy

1
2 to answer any other questions.

3 MR. PAROLA: Rabbi, good
4 morning.

5 RABBI FRIEDMAN: Good morning.

6 MR. PAROLA: On behalf of the
7 staff, the staff loves the project.
8 Anything for God and supporting
9 traditional values is very much what
10 the IDA is about.

11 My question to you is, have you
12 had any input from the Lawrence
13 School District?

14 RABBI FRIEDMAN: The Lawrence
15 School District, we coordinate stuff
16 with them, especially today when
17 they said they're closing and not
18 providing transportation so we
19 closed as well. This is not a
20 public school. It's a private
21 school.

22 MR. PAROLA: Yes.

23 RABBI FRIEDMAN: We're able to
24 kind of screen all the students.
25 They have to apply like the old

1
2 fashioned way. They come for an
3 interview. The expectation is they
4 wear a sports jacket or a suit and a
5 tie. If they don't, we kind of make
6 a note of it. It doesn't mean we
7 don't accept them but it kind of
8 means, you know, we're not looking
9 for that. It's kind of like a
10 private school. Lawrence School
11 District interacts with us in terms
12 of sometimes teacher placement,
13 sometimes scheduling in terms of
14 snow days. We've actually had a
15 number of occasions where we've had
16 some superstar teachers that will
17 teach by us and the Lawrence School.
18 I can think of one, Mrs. Rebecca
19 Isrof (phonetic) who is really a
20 renowned science teacher that gets a
21 lot of awards in science for the
22 Lawrence School District. She
23 taught by us for many years. When
24 she would do review classes for
25 those kids, she would do it in our

1 building. Our, you know, kids with
2 the yarmulkes would host the kids
3 that are of all minorities. We
4 thought it was a great experience
5 for all of our kids, for our kids
6 and their kids in terms of
7 tolerance, diversity and offering
8 opportunities. Lawrence School has
9 opened their doors to us when there
10 is special needs. We run a special
11 laboratory for some special, you
12 know, event. A sporting event,
13 we'll rent out the Lawrence
14 facility. We have a nice couple of
15 interactions with them which has
16 only been positive and we look to
17 that as part of the growth of our
18 own students.

19
20 MR. PAROLA: Wonderful. Thank
21 you, Rabbi.

22 CHAIRMAN GIRARDI: Any Board
23 members have any questions?

24 REVEREND MALLETT: I just want
25 to say, Rabbi, that sounds like a

1
2 great, great program, especially
3 with the dress code and all of that.
4 So much we've gotten away from down
5 through the years. And the
6 discipline that I'm hearing, I
7 really support this effort and this
8 project.

9 RABBI FRIEDMAN: Thank you very
10 much. We are old fashioned. We're
11 dealing with a tough generation of
12 quote millennium parents but we hold
13 the line and say, listen, you know,
14 I know I'm jumping off but, if a kid
15 is late, he'll get a late, a tardy,
16 and a bunch of them will get a
17 detention which is a bad word today.
18 We package it not just in terms of
19 that's what we want but, more
20 importantly, I tell the kids,
21 Joseph, you know, if you want to go
22 to the city to a sporting event,
23 Madison Square Garden, you come to
24 the railroad one minute late, guess
25 what, you're not going. This is a

1
2 life skill. This is not just about
3 being a good boy in school. We're
4 teaching them how to be a
5 responsible citizen for life. I
6 think we're fortunate about that.
7 We teach values.

8 REVEREND MALLETTE:

9 Outstanding.

10 Mr. Chairman, I'd like to make
11 a motion.

12 CHAIRMAN GIRARDI: Reverend
13 Mallette, that's great. Before I
14 second the motion, I just want to
15 know where are all the pretty
16 pictures we always get from the LDC?
17 I second the motion. I'll take a
18 vote. Flo Girardi is an aye.

19 MR. MAJKUT: Aye.

20 CHAIRMAN GIRARDI: Mr. Bedford?

21 MR. BEDFORD: Aye.

22 CHAIRMAN GIRARDI: And Reverend
23 Mallette?

24 REVEREND MALLETTE: Aye.

25 CHAIRMAN GIRARDI: The ayes

1
2 have it. Motion is passed.

3 Anything else, staff, before I
4 make a motion to adjourn today's
5 meeting?

6 MR. LODATO: I believe that's
7 it.

8 MR. PAROLA: That's it.

9 CHAIRMAN GIRARDI: Good luck,
10 Rabbi, with your project.

11 I'll make the motion to adjourn
12 today's meeting. I'll take a vote.

13 Flo Girardi is an aye.

14 Mr. Majkut?

15 MR. MAJKUT: Aye.

16 CHAIRMAN GIRARDI: Mr. Bedford?

17 MR. BEDFORD: Aye.

18 CHAIRMAN GIRARDI: And Reverend
19 Mallette?

20 REVEREND MALLETT: Aye.

21 CHAIRMAN GIRARDI: Meeting is
22 adjourned.

23 (Time noted: 10:20 a.m.)
24
25

CERTIFICATION

I, DENISE MANTEKAS, a Notary Public
in and for the State of New York, do hereby certify:

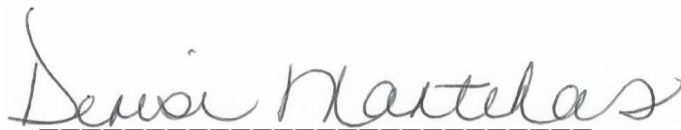
THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

THAT the within transcript is a true record
of the testimony given by said witness.

I further certify that I am not related,
either by blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 19th day of December,
2020.



DENISE MANTEKAS

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