

# AGENDA

Town of Hempstead Local Development Corporation  
Board Meeting  
Nathan L. Bennett Pavilion\*  
One Washington Street, Hempstead, NY  
Monday, February 28, 2023, 9:30 AM  
or following the Town of Hempstead IDA Meeting

- \*Notes: Masks are no longer mandated. The Town of Hempstead LDC continues to encourage social distancing at public meetings.

A Livestream of the meeting may also be viewed at [www.tohldc.org](http://www.tohldc.org). Select "Watch Meetings."

The Agenda will include but not be limited to:

Confirm the presence of a Quorum  
Public Comment with respect to Agenda Items

## New Business:

- Consideration of a Resolution to appoint the LDC Bond/Transaction Counsel (Tabled from January)
- Consideration of a Resolution to appoint the LDC Corporation Counsel (Tabled from January)
- Consideration of an Amended Committee Resolution
- Disperse Summary of Board Member Self Evaluations

## Reading and approval of the minutes:

- Consideration and approval of the Minutes of January 24, 2023

## Report of the treasurer:

- Financial Statements & Expenditure List  
January 18, 2023 – February 21, 2023

## Committee Updates:

## Adjournment:

Chairman Approval: 2/21/23

Contact: Michael Lodato, Corporate Administrator

[MLodato@HempsteadNY.Gov](mailto:MLodato@HempsteadNY.Gov)  
516-489-5000 x3706

Resolution

TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION.

Nixon Peabody/Phillips Lytle  
Bond/Transaction Counsel

WHEREAS, pursuant to a special act of the Legislature, the Town of Hempstead Local Development Corporation was established in 1971 and;

WHEREAS, the Town of Hempstead Local Development Corporation has elected to use both Nixon Peabody, LLP and Phillips Lytle, LLP in the position of Bond/Transaction Counsel to the Town of Hempstead Local Development Corporation and;

NOW, THEREFORE, BE IT

RESOLVED, that Nixon Peabody LLP & Phillips Lytle LLP are hereby appointed to serve as Bond/Transaction Counsels to the Town of Hempstead Local Development Corporation for 2023.

Adopted: 2/28/23

(eyes)

(nays)

Resolution Number: 003-2023 LDC

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Florestano Girardi  
Chairman

Resolution

TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION  
Appointing

John E. Ryan  
Corporation Counsel

WHEREAS, pursuant to a special act of the Legislature, the Town of Hempstead Local Development Corporation was established in 1971 and;

WHEREAS, at the Corporation's Board Meeting on January 24, 2023, the Town of Hempstead Local Development Corporation has elected to appointment of John E. Ryan, Esq., Corporation Counsel to the LDC, a position he has held since 2009 and;

NOW, THEREFORE, BE IT

RESOLVED, that John E. Ryan is hereby appointed Corporation Counsel to the Town of Hempstead Local Development Corporation

Adopted: 2/28/23

(ayes)

(nays)

Resolution Number: 004-2023 LDC

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Florestano Girardi  
Chairman

Local Development Corporation Committees

**AMENDED**

Records Retention/Disposition  
Jill Mollitor, Chair  
Robert Bedford  
Frederick Parola  
Edie Longo  
Mike Lodato  
Arlyn Eames  
John Ryan

Advertising and Marketing:  
Thomas Grech, Chair  
Flo Girardi  
Jack Majkut  
Jerry Kornbluth  
Fred Parola  
Laura Tomco  
Mike Lodato

Time Certification Records  
Personnel and Leave:  
Jerry Kornbluth, Chair  
Flo Girardi  
Thomas Grech  
Jill Mollitor  
Laura Tomco  
Mike Lodato

Audit Committee:  
Robert Bedford, Chair  
Eric Mallette  
Jack Majkut  
Jill Mollitor  
Mike Lodato  
Fred Parola

Governance and Uniform Policies  
And Guidelines:  
Eric Mallette, Chair  
Thomas Grech  
Robert Bedford  
Edie Longo  
Arlyn Eames  
John Ryan

Finance and Investment Committee:  
Florestano Girardi, Chair  
Eric Mallette  
Robert Bedford  
Thomas Grech  
Mike Lodato  
Fred Parola

Note: The Board Chair and CEO shall be an ex-officio member of each standing committee.

Adopted: February 28<sup>th</sup>, 2023

(ayes)  
(nays)

Resolution Number: 007-2023

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Chairman, Florestano Girardi

Board Members  
Florestano Girardi  
Thomas Grech  
Dr. Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor

Frederick E. Parola  
Chief Executive Officer

Town of Hempstead



Local  
Development  
Corporation

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

Minutes

Town of Hempstead  
Local Development Corporation Meeting  
Nathan L.H. Bennett Pavilion  
One Washington Street  
Hempstead, New York 11550

Agenda

Tuesday, January 24, 2023  
9:30 AM (or after the IDA Meeting Closes)

Agenda: Consideration of a Resolution to appoint the LDC Committee Members, Consideration of a Resolution to appoint Officers of the LDC, Consideration of a Resolution to appoint the Corporation Bond/Transaction Counsels, Consideration of a Resolution to appoint the Corporation Counsel, Consideration and Adoption of the Construction Wage Policy 2023, Consideration of a Resolution to authorize Budget Lines Transfers for the 2022 Budget, Summary of Confidential Board Evaluations, Distribution of Board Self Evaluation Forms, Consideration and approval of the Minutes of December 20, 2022, Financial Statements & Expenditure List: December 14, 2022 – January 17, 2023

Those in Attendance: Florestano Girardi, Chairman  
Thomas Grech, Vice Chairman  
Eric Mallette, Treasurer  
Jack Majkut, Secretary  
Robert Bedford, Member  
Jerry Kornbluth, Member  
Jill Mollitor, Member

Excused:

Also in Attendance: Frederick E. Parola, CEO  
Edie M. Longo, CFO

Arlyn Eames, Deputy CFO  
Michael Lodato, Corporate Administrator  
Laura Tomeo, Deputy Corporate Administrator  
John E. Ryan, Esq., Corporation Counsel  
Barry Carrigan, Esq., Bond Counsel  
Paul O'Brien, Esq., Bond Counsel

The Chairman confirmed a Quorum. The Meeting was called to order at 9:40 AM

Consideration of a Resolution appointing the LDC Committee Members:

A motion was made by Florestano Girardi to adopt a resolution appointing the LDC Committee Members for 2023. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution appointing the LDC Officers to the Board:

A motion was made by Florestano Girardi to adopt a resolution appointing the LDC Officers to the Board. The Officers are as follows: Florestano Girardi, Chairman, Thomas Grech, Vice Chairman, Eric Mallette, Treasurer, and Jack Majkut, Secretary. This motion was seconded by Thomas Grech. All were in favor. Motion carried. This item will appear on the February Agenda.

Consideration of a Resolution appointing the LDC Bond/Transaction Counsel:

A motion was made by Florestano Girardi to table this resolution appointing Nixon Peabody and Phillips Lytle as Bond/Transaction Counsels for the Corporation for 2023. This motion was seconded by Eric Mallette. All were in favor. Motion carried. This item will appear on the February Agenda.

Consideration of a Resolution appointing the LDC Corporation Counsel:

A motion was made by Florestano Girardi to table this resolution appointing John Ryanm Esq. of Ryan, Brennan and Donnelly as Corporation Counsel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution to adopt the Construction Wage Policy:

A motion was made by Florestano Girardi to re-adopt the Construction Wage Policy for 2023. This motion was seconded by Thomas Grech. All were in favor. Motion carried. The Board was advised this policy will be in place until New York State adopts a statewide prevailing wage policy.

Consideration of a Ratifying and Confirming Resolution to authorize Budget Line Transfers for the 2022 Budget:

A motion was made by Florestano Girardi to adopt a resolution authorizing LDC Budget Line Transfers for 2022 as presented. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Confidential Board Evaluations:

The Board was furnished with the summary of last month's Confidential Board Evaluation Forms.

Distribution of Board Self-Evaluation forms:

The Board was furnished with self-evaluation forms to complete and return to the Corporation within 10-14 days.

Minutes of the December 20, 2022, Meeting: A motion was made by Florestano Girardi to waive the reading of the minutes and adopt the minutes of the December 20, 2022 meeting. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Financial Statements & Expenditure Report: The board was furnished with a copy of the Financial Statements and Expenditure List for December 14, 2022 – January 17, 2023.

With all business concluded, Florestano Girardi made a motion to close the meeting. This motion was seconded by Eric Mallette. All were in favor. Motion carried. The meeting was closed at 9:45 am.

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Jack Majkut  
Secretary  
February 28, 2023

8:47 AM

02/21/23

Accrual Basis

**Town of Hempstead Local Development Corporation**  
**Account QuickReport**  
 As of February 21, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							10,927.92
200-33 - Bank of America Checking -6632							10,927.92
Check	1/18/2023	1504	Adelphi University	Refund of \$40...	-SPLIT-	-400.00	10,527.92
Deposit	1/18/2023			Deposit	-SPLIT-	7,900.00	18,427.92
Check	1/23/2023	1505	Giovatto Agency	2023 Website ...	-SPLIT-	-5,000.00	13,427.92
Deposit	1/24/2023			Deposit	-SPLIT-	14,000.00	27,427.92
Check	1/27/2023	Electr...	Paychex	Payroll Fee for...	2100-01 · PAY...	-55.98	27,371.94
Check	1/27/2023	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,341.32	26,030.62
Check	1/27/2023	5228	Edie Longo	LDC Part Tim...	-SPLIT-	-446.71	25,583.91
Check	1/27/2023	5229	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,915.56	23,668.35
Check	2/10/2023	Electr...	Paychex	Payroll Fee 2/...	2100-01 · PAY...	-55.98	23,612.37
Check	2/10/2023	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,341.32	22,271.05
Check	2/10/2023	5231	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,915.57	20,355.48
Check	2/10/2023	5230	Edie Longo	LDC Part Tim...	-SPLIT-	-446.70	19,908.78
Total 200-33 - Bank of America Checking -6632						8,980.86	19,908.78
Total 200 - Cash						8,980.86	19,908.78
<b>TOTAL</b>						<b>8,980.86</b>	<b>19,908.78</b>



8:47 AM

02/21/23

Accrual Basis

Town of Hempstead Local Development Corporation

Account QuickReport

As of February 21, 2023

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							2,159,762.25
200-34 · Bank of America Savings -3706							2,159,762.25
Total 200-34 · Bank of America Savings -3706							2,159,762.25
Total 200 · Cash							2,159,762.25
<b>TOTAL</b>							<b>2,159,762.25</b>