

AGENDA

Town of Hempstead
Local Development Corporation
BOARD MEETING
AGENDA
Nathan L. Bennett Pavilion
One Washington Street, Hempstead, NY
Tuesday, January 23, 2024, 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.tohlcdc.org. Select "Watch Meetings."

Confirm Roll call and attendance

The Agenda will include but not be limited to:

- Call the meeting to order
- Announcements
- Confirm the presence of a Quorum
- Public Comment with respect to Agenda items

New Business:

- Consideration of a Resolution to appoint the LDC Committee Members
- Consideration of a Resolution to appoint the LDC Officers of the Board
- Consideration of a Resolution to appoint the LDC Bond/Transaction Counsel
- Consideration of a Resolution to appoint the LDC Corporation Counsel
- Discussion and Consideration of the Construction Wage Policy (Prevailing Wage Policy) and new Supplemental Form
- Consideration of a Resolution to authorize Budget Line Transfers of the 2023 Budget.
- Summary of Confidential Board Evaluations
- Distribution of Board Self-Evaluation forms (included in meeting materials)

Reading and approval of the minutes:

- Consideration and approval of the Minutes of December 19, 2023

Report of the treasurer:

- Financial Statements & Expenditure List
December 13, 2023 –January 16, 2024

Committee Updates:

Adjournment:

Chairman Approval: 1/10/24

Contact: Michael Lodato, Corporate Administrator
mlodato@hempsteadny.gov
516-489-5000 x3706

Local Development Corporation Committees

Records Retention/Disposition
Jill Mollitor, Chair
Robert Bedford
Eric Mallette
Jerry Kornbluth
Arlyn Eames
Mike Lodato
Frederick Parola
John Ryan

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

Time Certification Records
Personnel and Leave:
Jerry Kornbluth, Chair
Flo Girardi
Thomas Grech
Jill Mollitor
Laura Tomeo
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
Fred Parola
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: January 23, 2024

(ayes)
(nays)

Resolution Number: 001-2024

Chairman, Florestano Girardi

Resolution

TOWN OF HEMPSTEAD
LOCAL DEVELOPMENT CORPORATION

Appointment of Officers
2024

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

WHEREAS, at the Corporations Meeting, the Town of Hempstead Local Development Corporation, appointed and serving at the pleasure of the Town of Hempstead Town Board, has elected the following members as officers for 2024:

Chairman, Florestano Girardi
Vice Chairman, Thomas Grech
Treasurer, Eric Mallette
Secretary, Jack Majkut

NOW, THEREFORE, BE IT

RESOLVED, that the Local Development Corporation Board has hereby appointed the above named individuals as officers of the Town of Hempstead Local Development Corporation for a term of one year.

Adopted: 1/23/24

(ayes)
(nays)

Resolution Number: 002-2024 LDC

Florestano Girardi
Chairman

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 2024.

Adopted: 1/23/24

(ayes)

(nays)

Resolution Number: 003-2024 LDC

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 23, 2024, 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: 1/23/24

(ayes)

(nays)

Resolution Number: 004-2024 LDC

Florestano Girardi
Chairman

**CONSTRUCTION WAGE POLICY
TOWN OF HEMPSTEAD
LOCAL DEVELOPMENT CORPORATION
EFFECTIVE January 23, 2024**

This policy shall be in effect until it is superseded by New York State Legislation once it is in place.

The purpose of the Hempstead LDC is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Corporation has consistently sought to ensure that skilled labor construction jobs in compliance with the state prevailing wage be encouraged in projects funded by the issuance of LDC tax exempt bonds in large projects.

The policy of the Town of Hempstead LDC with respect to prevailing wage shall apply to any project for which financial assistance is sought from the LDC with anticipated hard construction costs in excess of \$5,000,000.00 per site received after January 1, 2023 & prior to December 31, 2023.

Any applicant to the Corporation for tax-exempt bonds to finance all or a portion of the construction costs of a project shall agree to:

- a (i) Employ 90% of the workers for the project from within Nassau or Suffolk Counties; and purchase 90% of the building materials from within the bi-County region; and
- a (ii) Be governed by the prevailing wage requirements of Section 220 of Article 8 of the Labor Law of the State of New York; and when requested by the Corporation, implement an apprenticeship program that considers the intent of Town of Hempstead.

OR

- b (i) Provide to the Corporation a fully executed project labor agreement with the Building & Construction Trades Council of Nassau & Suffolk Counties which shall cover all construction trade employees anticipated to work on the project; and
- b (ii) Such project labor agreement shall be binding upon all parties and applicable to all construction costs attendant to the project for which benefits have been provided.

Furthermore, this policy may be waived, at the sole and final discretion of the Corporation, in the event that the applicant demonstrates to the Corporation special circumstances or economic hardship to justify a waiver to be in the best interests of the Town of Hempstead. This policy shall expire at the close of business (5:00 p.m. EST) on December 31, 2024.

Additionally, the Corporation will require the submission of a Certificate for Covered Project Supplemental Form to be submitted prior to a public hearing behind held. The information contained in the certificate shall be completed by the Applicant's Counsel.

Adopted: 1/23/24
Resolution Number: 005 -2023 LDC

(ayes)
(nays)

Florestano Girardi
Chairman



Local Development Corporation

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

Certification For Covered Project

Request For Wage and Supplement Information

Submit this form to certify if a project is covered by LL 224-a or to request a Public Subsidy Board covered project determination. May be mailed to above address or emailed to: labor.sm.5184851870Fax@labor.ny.gov

Complete Fillable Fields or Form Must be Typewritten

Submitted By: Owner Developer

A. Contract to be let by:

1. Name: _____
Complete Address: _____
Telephone: _____ Fax: _____
Email: _____
2. Send Reply to: _____
Complete Address: _____
Telephone: _____ Fax: _____
Email: _____
3. Contract Date: _____
Construction Start Date: _____
(may be approximate if no specific date)
Contract Name or ID Number: _____
4. Prime Contractor(s): _____
List Known Sub-contractors: _____

B. Project Particulars

5. Project Name: _____
Description of Work: _____
6. Location of Project: _____
Address: _____
7. Nature of the Project (check all that apply):

<input type="checkbox"/> New Construction	<input type="checkbox"/> Heavy/Highway
<input type="checkbox"/> Addition to Existing Structure	<input type="checkbox"/> Sewer/Water Line
<input type="checkbox"/> Demolition, Abatement	<input type="checkbox"/> Renewable Energy
<input type="checkbox"/> Reconstruction, Maintenance, Repair, Alteration	<input type="checkbox"/> Thermal Energy Network
<input type="checkbox"/> Other: _____	
8. List All Subsidies and Source: _____

Total Project Cost: \$ _____ Total Amount of Subsidies: \$ _____

Subsidies Equate to _____ Percent(%) of Total Project Costs

9. Name and Title: _____
Signature: _____

**REQUIREMENTS OF ARTICLE 8 SECTION 224-a
OF THE NEW YORK STATE LABOR LAW**

Each owner and developer subject to the requirements of this section shall comply with the objectives and goals of minority and women-owned business enterprises pursuant to article fifteen-A of the executive law and service-disabled veteran-owned businesses pursuant to article seventeen-B of the executive law.

10. Is the Owner a minority, women, and/or service-disabled veteran owned business? _____

11. Is the Developer (if different from owner) a minority, women, and/or service-disabled veteran owned business? _____

12. List all Contractors and Sub-Contractors who are minority, women, and/or service-disabled veteran owned business:

CERTIFICATION / REQUEST FOR DETERMINATION

As of _____ and for a certain project, entitled _____, _____,
(Date) (Project Title) (Name of Certifier)
_____, certifies under penalty of perjury pursuant to NYS Labor Law 224-a.8.a. that:
(Title of Certifier)

- It is unknown if this project is subject to the provisions of NYS Labor Law 224-a and a binding determination from the Public Subsidy Board is hereby requested.
- This project is subject to the provisions of NYS Labor Law 224-a
- This project is not subject to the provisions of NYS Labor Law 224-a
(if not subject, check all that apply)
 - Total construction project costs are under \$5 million dollars.
 - Total aggregate public funding equates to less than 30% of total construction project Costs.
 - The project is exempted by one of the provisions of Subdivision 4 of NYS Labor Law 224-a.
Please specify: _____
 - The public funding is exempted by one of provisions of Subdivision 3 of NYS Labor Law 224-a.
Please specify: _____

Signature: _____

Address of Certifier: _____

Date: _____

The certification should be signed by members of management who are responsible for and knowledgeable, directly or through others in the organization, about the matters covered by the assertion.

**REQUIREMENTS OF ARTICLE 8
(SECTIONS 220 THRU 224-C)
OF THE NEW YORK STATE LABOR LAW
COVERED PROJECTS SUBJECT TO PREVAILING WAGE:**

A "covered project" means construction work done under contract which is paid for in whole or in part out of public funds where the amount of all such public funds, when aggregated, total at least thirty percent of the total construction project costs and where such project costs are over five million dollars.

"Public funds" shall mean any of the following: (a) The payment of money, by a public entity, or a third-party acting on behalf of and for the benefit of a public entity, directly to or on behalf of the contractor, subcontractor, developer or owner that is not subject to repayment, (b) the savings achieved from fees, rents, interest rates, or other loan costs, or insurance costs that are lower than market rate costs; savings from reduced taxes as a result of tax credits, tax abatements, tax exemptions or tax increment financing; savings from payments in lieu of taxes; and any other savings from reduced, waived, or forgiven costs that would have otherwise been at a higher or market rate but for the involvement of the public entity, (c) money loaned by the public entity that is to be repaid on a contingent basis, and (d) credits that are applied by the public entity against repayment of obligations to the public entity.

"Public funds" shall NOT mean any of the following: (a) benefits under section 421-a of the Real Property Tax Law, (b) funds that are not provided primarily to promote, incentivize, or ensure that construction work is performed, (c) funds used to incentivize or ensure the development of a comprehensive sewage system, provided such work shall be deemed a public work, (d) tax benefits provided for projects the length and value of which are not able to be calculated at the time the work is to be performed, (e) tax benefits related to brownfield remediation or brownfield redevelopment, (f) funds provided pursuant to subdivision 3 of section 2853 of the Education Law, and (g) any other public monies, credits, savings or loans, determined as exempt by the Public Subsidy Board established pursuant to section 224-c of the New York State Labor Law. Such covered projects are subject to the prevailing wage requirements of section 220 and 220-b of the New York State Labor Law.

Exemptions from what constitutes a covered project subject to prevailing wage can be found in section 224-a.4 and include but are not limited to: construction work performed under a contract with certain not-for-profit corporations, construction work performed on certain affordable housing projects, construction work performed under a labor peace agreement, project labor agreement, or pre-hire collective bargaining agreements between an owner or contractor and a bona fide building and construction trade labor organization which has established itself as the collective bargaining representative for all persons who will perform work on such a project, and which provides that only contractors and subcontractors who sign a pre-negotiated agreement with the labor organization can perform work on such a project.

The owner or developer of such covered projects shall certify under penalty of perjury within five days of commencement of construction work whether the project at issue is subject to the provisions of this section using the Certification for Covered Project/Request for Wage and Supplement Information form

The owners or developers of a property who are undertaking a project under private contract, may seek guidance from the Public Subsidy Board and the board may render a binding determination as to any particular matter related to an existing or potential covered project. Requests for a Board determination must be made by submitting this form (PW-39a) to the Bureau of Public Work via mail or the email listed at the top of page 1. All correspondence to the Public Subsidy Board may be sent to:

New York State Department of Labor – Bureau of Public Work
Attn: Public Subsidy Board Secretary
State Office Building Campus
Building 12 – Room 130
Albany, NY 12226

Information regarding the Public Subsidy Board, its bylaws and procedures, meeting agendas, recordings of past meetings, and list of determinations issued by the Board can be found at: <https://dol.ny.gov/public-subsidy-board>

PREVAILING RATE SCHEDULE:

The Labor Law requires public work contractors and subcontractors to pay laborers, workers or mechanics employed in the performance of a public work contract not less than the prevailing rate of wages and to provide supplements (fringe benefits) in accordance with the prevailing practices in the locality where the work is performed.

The prevailing rate schedule of wages and supplements listing the hourly rates for the trades and the occupations of the workers to be employed on the project may be obtained from the Bureau of Public Work of the New York State Department of Labor by completing and forwarding the Certification for Covered Project/ Request for Wage and Supplement Information form. A legible statement of all applicable wage rates and supplements MUST be posted by all contractors and subcontractors in a prominent and accessible place on the site where the work is performed. The posting must be capable of withstanding adverse weather conditions and be titled "Prevailing Rate of Wages," in lettering no smaller than 2 inches in height and 2 inches in width.

All contractors and subcontractors shall notify all laborers, workers or mechanics in their employ in writing on all pay-stubs of the prevailing rate of wage for their job classification(s).

All contractors and subcontractors shall keep original payrolls or transcripts thereof, subscribe and sworn to or affirmed by him or her as true under the penalties of perjury, setting forth the names and addresses and showing for each worker, laborer, or mechanic the hours and days worked, the occupations worked, the hourly wage rates paid and the supplements paid or provided.

WITHHOLDING OF PAYMENTS FROM CONTRACTORS:

If the Bureau of Public Work finds that a contractor or subcontractor on a public work project failed to pay or provide the requisite prevailing wages or supplements, the Bureau is authorized by Sections 220-b of the Labor law to so notify the financial officer of the Department of Jurisdiction that awarded the contract. Such officer MUST then withhold or cause to be withheld from any payment due the prime contractor on account of such contract the amount indicated by the Bureau of Public Work as sufficient to satisfy the unpaid wages and supplements, including interest and any civil penalty that may be assessed by the Commissioner of Labor.

The Department of Jurisdiction shall comply with an order of the Commissioner of Labor or of the Court with respect to the release of the funds so withheld.

STOP WORK ORDERS:

If the Bureau of Public Work finds cause to believe that any person, in connection with the performance of a covered project, has substantially and materially failed to comply with or intentionally invaded the provisions of this article, the fiscal officer may notify such a person in writing of the intention to issue a stop-work order and their right to a hearing. If a stop-work order is issued following a hearing it shall remain in effect until the Commissioner of Labor directs that it be removed, upon a final determination on the complaint or where such failure to comply or evade has been deemed corrected.

CHANGE WORK ORDERS AND COST OVERRUNS:

For projects where within five days of commencement of construction the total construction costs were estimated to be below five million dollars or the total aggregate public funds were below 30% of total construction costs exceeding five million dollars, any change-work orders, cost overruns or an increase in public funding that results in total project costs exceeding five million dollars or public funds exceeding 30% of total construction costs were total costs exceed five million dollars, the provisions of section 224-a will become applicable and the project shall be thereafter deemed a covered project.

The Certification for Covered Project/Request for Wage and Supplement Information form must then be completed and submitted within five business days.

RESOLUTION

TOWN OF HEMPSTEAD
Local Development Corporation
BUDGET LINE TRANSFERS
2023 Budget
RATIFYING AND CONFIRMING

WHEREAS, the Town of Hempstead Local Development Corporation adopted a 2023 Budget by resolution 026- 2022 LDC, on October 25, 2022; and

WHEREAS, the Corporation authorizes the following budget line transfers to cover expenses incurred in 2023:

Transfer \$96.76 from Fund Balance, to Postage and Delivery

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Local Development Corporation hereby authorizes the above outlined budget line transfers for the 2023 Budget.

Adopted: 1/23/24

(ayes)

(nays)

Resolution Number: 006-2024 LDC

Chairman, Florestano Girardi

Town of Hempstead Local Development Corporation

Profit & Loss Budget vs. Actual

01/09/24

January through December 2023

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
2116-00 · Fees	2,000.00	138,900.00	-136,900.00	1.4%
2401-01 · Interest income	32,904.40			
2701-00 · Annual and Compliance Fees	21,500.00	23,000.00	-1,500.00	93.5%
2801-00 · Public Hearing Notices	0.00	1,000.00	-1,000.00	0.0%
Total Income	56,404.40	162,900.00	-106,495.60	34.6%
Expense				
2100-01 · PAYCHEX	1,715.86	2,200.00	-484.14	78.0%
522-03 · Advertising & Marketing	5,000.00	5,000.00	0.00	100.0%
522-04 · Accounting Fees	10,800.00	11,300.00	-500.00	95.6%
522-06 · Meetings Expenses	0.00	1,000.00	-1,000.00	0.0%
522-07 · Office Expenses	3,432.83	3,500.00	-67.17	98.1%
522-09 · Bank Charges	0.00	600.00	-600.00	0.0%
522-12 · Rent Expense	15,000.00	15,000.00	0.00	100.0%
522-14 · Telephone	875.00	900.00	-25.00	97.2%
522-15 · Professional Services	8,064.43	10,500.00	-2,435.57	76.8%
522-17 · Travel	0.00	500.00	-500.00	0.0%
522-19 · Postage and Delivery	846.76	846.76	0.00	100.0%
522-21 · Printing	0.00	100.00	-100.00	0.0%
522-22 · Public Hearing notices Expense	0.00	1,000.00	-1,000.00	0.0%
522-50 · Salary & Wages	89,483.29	100,000.00	-10,516.71	89.5%
522-60 · Payroll Taxes				
522-61 · FICA Social Security	5,547.95			
522-62 · FICA Medicare	1,297.51			
522-63 · FUTA	0.00			
522-64 · SUI	749.13			
522-60 · Payroll Taxes - Other	0.00	10,500.00	-10,500.00	0.0%
Total 522-60 · Payroll Taxes	7,594.59	10,500.00	-2,905.41	72.3%
Total Expense	142,812.76	162,946.76	-20,134.00	87.6%
Net Ordinary Income	-86,408.36	-46.76	-86,361.60	184,791.2%
Net Income	-86,408.36	-46.76	-86,361.60	184,791.2%

**Town of Hempstead Local Development Corporation
Individual Board Member Evaluation Form
2023 Review**

Part I:

Are you satisfied with your performance as a board member in the following areas?

Very Good

Adequate

Needs Work

Input in policy development
& Decision making

Committee Participation

Business Outreach

- What factors contribute to your performance or lack of performance in the areas above?
(Be specific)

- Here is what I would need from the LDC to maintain/increase my level of board
commitment:

Part II:

Very Good

Adequate

Needs Work

You have full understanding of the
Role and responsibility of the board

You understand the LDC's mission
& Programs

Board has clear goals and actions
Resulting from realistic strategic planning

Board received regular reports on budget,
programs, performance, and other important matters.

Very Good

Adequate

Needs Work

Board effectively represents the
Organization to the community

Board regularly evaluates progress
Toward goals and program performance

Board has approved comprehensive
Personnel policies, which have been
Reviewed on an annual basis

Each member of the board feels involved
And interested in the work of the LDC

All necessary skills and diversity are
Represented on the board

Part III:

- List three to five points on which you believe the board should focus its attention in the next year. (Be specific)

Part IV:

Very Good

Adequate

Needs Work

Does the board set clear
Expectations for the staff

Is the board furnished with
Concise and necessary meeting
Material to make the most
Informed decision

- What can staff do to improve the flow of information to the board to effectuate better communication, understanding, and responsiveness to the Corporation's projects, programs, and mandates?

- Do you have any other comments or suggestions that will help the board and staff increase it's effectiveness?

Name: _____

Signature: _____

Date: _____

Position: _____

Follow up:

Evaluation of Board Performance 2023 – TOH LDC

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.				
The policies, practices and decisions of the Board are always consistent with this mission.				
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.				
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.				
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.				
Board members demonstrate leadership and vision and work respectfully with each other.				

Name of Authority: TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION

Date Completed: _____

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

350 Front Street

2nd Floor, Courtroom

Hempstead, New York 11550

December 19, 2023

9:30 AM (or after the conclusion of the IDA Meeting)

Agenda: Consideration and Adoption of 2024 LDC Meeting Schedule, Confidential Board Member Evaluation Forms Distributed, Consideration of a Salary Increase for Frederick Parola , Consideration of a Salary Increase for Edie Longo , Consideration and Re-Adoption of the LDC Sexual Harassment Policy, Consideration and Adoption of the 2024 LDC Contract with Sheehan and Co. for preparation of the 2023 Audited Financials & PARIS Review ,Consideration and Adoption of the 2024 LDC Contract with Giovatto for Website Hosting and Maintenance, Consideration and Re-Adoption of the LDC Standard Project Procedures, Consideration and Re-Adoption of the LDC Record Retention and Disposal Policy, Consideration and Re-Adoption of the LDC Fund Balance Policy, Consideration and approval of the Minutes of November 21, 2023. Financial Statements & Expenditure List: November 15, 2023 –December 12, 2023

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

Excused: Jack Majkut, Secretary
Robert Bedford, Member
Laura Tomeo, Deputy Corporate Administrator

Also in Attendance: Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy CFO
Michael Lodato, Corporate Administrator
John E. Ryan, Esq., Corporation Counsel
T. Barry Carrigan, Esq., Bond Counsel
Paul O'Brien, Esq., Bond Counsel

The Chairman confirmed a Quorum. The Meeting was called to order at 9:36 AM

Consideration and Adoption of a 2024 LDC Meeting Schedule: Florestano Girardi made a motion to adopt the 2024 LDC Meeting Schedule. This was seconded by Eric Mallette. All were in favor. Motion carried.

Confidential Board Member Evaluations:

The Board was given their Confidential Board Member Evaluations to be completed and returned to the Corporation at their earliest convenience.

Consideration of a Salary Resolution for Frederick Parola: Florestano Girardi made a motion to adopt a 3% Salary increase for Frederick Parola for 2024. This was seconded by Eric Mallette. All were in favor. Motion carried. This will be effective January 1, 2024.

Consideration of a Salary Resolution for Edie Longo: Florestano Girardi made a motion to adopt a 3% Salary increase for a for Edie Longo for 2024. This was seconded by Jerry Kornbluth. All were in favor. Motion carried. This will be effective January 1, 2024.

Consideration and Re-Adoption of the LDC Sexual Harassment Policy: Florestano Girardi made a motion to re-adopt the LDC Sexual Harassment Policy as approved by the Governance Committee. This was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration and Adoption of the 2024 Contract with Sheehan and Co. for the 2023 Audited Financials & PARIS Review: Eric Mallette made a motion to adopt the 2024 contract for Sheehan and Co. as the financial auditors for the 2023 Audited Financial Statements for an amount not to exceed \$11,400.00. This was seconded by Florestano Girardi. All were in favor. Motion carried.

Consideration of the 2024 Contract with Giovatto Agency for Website Hosting and Maintenance for 2024: Thomas Grech made a motion to adopt a resolution hiring Giovatto Agency for the LDC Website Hosting and Maintenance for 2024 for an amount not to exceed \$5,000.00. This was seconded by Florestano Girardi. All were in favor/ Motion carried.

Consideration of the LDC Standard Project Procedures: Florestano Girardi made a motion to re-adopt the LDC Standard Project Procedures as presented by the Governance Committee. This was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration and Re-Adoption of the LDC Fund Balance Policy: Florestano Girardi made a motion to re-adopt the LDC Fund Balance Policy as presented by the Finance/Investment Committee. This was seconded by Thomas Grech. All were in favor. Motion carried.

Minutes of November 21, 2023: The board was furnished with a copy of the November 21, 2023, Board Meeting Minutes. Eric Mallette made a motion to waive the reading of the minutes and adopt the minutes. This motion was seconded by Florestano Girardi. All were in favor. Motion carried.

Treasurer's Report: The board was furnished with the Financial Statements and Expenditure List for November 15, 2023 –December 12, 2023. Eric Mallette advised the board that all finances were in order.

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

Florestano Girardi
Chairman
January 24, 2023

Town of Hempstead Local Development Corporation
Account QuickReport
 As of January 16, 2024

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							6,283.29
200-33 · Bank of America Checking -6632							6,283.29
Transfer	12/13/2023			Funds Transfer	200-34 · Bank o...	10,000.00	16,283.29
Check	12/15/2023	5274	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,915.56	14,367.73
Check	12/15/2023	5273	Edie Longo	LDC Part Tim...	-SPLIT-	-595.12	13,772.61
Check	12/15/2023	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,288.23	12,484.38
Check	12/15/2023	Electr...	Paychex	Payroll Fee 12...	2100-01 · PAY...	-59.22	12,425.16
Check	12/29/2023	Electr...	Paychex	Payroll Fee 12...	2100-01 · PAY...	-90.50	12,334.66
Check	12/29/2023	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,288.22	11,046.44
Check	12/29/2023	5275	Edie Longo	LDC Part Tim...	-SPLIT-	-595.12	10,451.32
Check	12/29/2023	5276	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,915.57	8,535.75
Check	12/29/2023	1535	Arlyn Eames	10/1/23 - 12/3...	522-15 · Profes...	-25.34	8,510.41
Check	12/29/2023	1537	Michael Lodato	10/1/23 - 12/3...	522-15 · Profes...	-1,722.30	6,788.11
Check	12/29/2023	1538	Laura Tomeo	10/1/23 - 12/3...	522-15 · Profes...	-246.57	6,541.54
Check	1/4/2024	1539	TOH Industrial Devel...	Rent, Postage...	-SPLIT-	-9,544.08	-3,002.54
Transfer	1/4/2024			Funds Transfer	200-34 · Bank o...	20,000.00	16,997.46
Check	1/4/2024	1540	Giovatto Agency	2024 Hosting ...	522-03 · Adverti...	-5,000.00	11,997.46
Check	1/12/2024	Electr...	Paychex	Payroll Fee 1/...	2100-01 · PAY...	-236.25	11,761.21
Check	1/12/2024	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,339.41	10,421.80
Check	1/12/2024	5278	Frederick E. Parola	12/31/23 to 01...	-SPLIT-	-1,870.67	8,551.13
Check	1/12/2024	5277	Edie Longo	12/31/23 to 01...	-SPLIT-	-689.01	7,862.12
Check	1/12/2024	5280	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-72.53	7,789.59
Check	1/12/2024	5279	Edie Longo	LDC Part Tim...	-SPLIT-	-25.24	7,764.35
Check	1/12/2024	Electr...	Paychex	Raise Differen...	2100-01 · PAY...	-90.50	7,673.85
Check	1/12/2024	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-18.62	7,655.23
Total 200-33 · Bank of America Checking -6632						1,371.94	7,655.23
Total 200 · Cash						1,371.94	7,655.23
TOTAL						1,371.94	7,655.23

10:29 AM

01/11/24

Accrual Basis

Town of Hempstead Local Development Corporation
Account QuickReport
As of January 16, 2024

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							2,105,972.80
200-34 · Bank of America Savings -3706							2,105,972.80
Transfer	12/13/2023			Funds Transfer	200-33 · Bank o...	-10,000.00	2,095,972.80
Transfer	1/4/2024			Funds Transfer	200-33 · Bank o...	-20,000.00	2,075,972.80
Total 200-34 · Bank of America Savings -3706						-30,000.00	2,075,972.80
Total 200 · Cash						-30,000.00	2,075,972.80
TOTAL						-30,000.00	2,075,972.80