

# AGENDA

Town of Hempstead  
Local Development Corporation  
BOARD MEETING  
AGENDA  
Nathan L. Bennett Pavilion  
One Washington Street, Hempstead, NY  
Tuesday, January 27, 2026, 9:30 AM  
or following the Town of Hempstead IDA Meeting

A Livestream of the meeting may also be viewed at [www.tohldc.org](http://www.tohldc.org). Select "Meeting Information and then Youtube – Live Stream and Recorded Meetings."

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

## **Confirm Roll call and attendance**

## **New Business:**

- Consideration and Adoption of a Bond Resolution for Adelphi University, Bond Series 2026
  - 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
  - Consideration of the Construction Wage Policy (Prevailing Wage Policy)
  - Consideration of a Resolution to authorize Budget Line Transfers of the 2025 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 16, 2025

*Report of the treasurer:*

- Financial Statements & Expenditure List  
December 10, 2025 –January 20, 2026

*Committee Updates:*

*Adjournment:*

Chairman Approval: 1/20/26

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

***Project Abstract***  
***Town of Hempstead Local Development Corp.***

***Adelphi University 26' Bonds***  
***LDC 032-12/25***

Date: December 2<sup>nd</sup>, 2025, Contact: Michael Rhattigan, VP of Finance

Applicant Name and Address: Adelphi University  
1 South Avenue  
Garden City, New York 11530

Project: Adelphi University intends to issue a new bond series to support a range of capital improvements across the campus. These projects will include, but are not limited to, athletic field replacements, a campus-wide access control system, a student computer science laboratory, data center enhancements, upgrades to the learning management systems, HVAC improvements, and additional infrastructure initiatives.

Approximate Project Costs:

**\$55,567,500.00**

(This may increase if the applicant decides to also refund the 2014 and 2013 series depending on the market.)

Site Work: \$2,750,000.00  
Building Work: \$16,500.00  
Machinery and Equipment: \$22,000,000.00  
Installation: \$8,250,000.00  
Legal Fees: \$194,000.00  
Architectural/Engineering Fees: \$5,500,000.00  
Financial Charges:  
Underwriting: \$120,000.00  
Trustee: \$7,500  
Rating Agency: \$60,000.00  
TOH LDC Fee: \$185,000.00

Section: 33  
Block: C  
Lot: 9  
Located within the Village of Garden City

Employment:

Jobs Retained: 1,563.5

(This series will not create new jobs; this figure is reflective of all employees on campus)

Full Time: 1006 Part-time: 1115

100 Total Anticipated Construction Jobs

FTE's Created: 0

Benefit Sought: Tax Exempt Bond Financing

*Local Development Corporation Committees*

Records Retention/Disposition	Jill Mollitor, Chair Robert Bedford Fred Parola Edie Longo Mike Lodato Arlyn Eames John Ryan
Advertising and Marketing:	Thomas Grech, Chair Guy Savia Jack Majkut Jerry Kombluth Fred Parola Laura Tomeo Mike Lodato
Time Certification Records	Jerry Kombluth, Chair Guy Savia 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 Edie Longo Arlyn Eames John Ryan Fred Parola
Finance and Investment Committee:	Guy Savia, 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 27, 2026

(ayes)  
(nays)

Resolution Number: 001-2026

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Vice/Acting Chairman, Thomas Grech

Resolution

TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION

Appointment of Officers  
2026

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 2026:

Vice Chairman/Acting 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: 1/27/26

(ayes)

(nays)

Resolution Number: 002-2026 LDC

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Thomas Grech  
Vice/ Acting Chairman

Resolution

TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION.

Nixon Peabody/Phillips Lytle/Barclay Damon  
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 Nixon Peabody, LLP, Phillips Lytle, LLP & Barclay Damon 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 & Barclay Damon LLP are hereby appointed to serve as Bond/Transaction Counsels to the Town of Hempstead Local Development Corporation for 2025.

Adopted: 1/27/26

(ayes)

(nays)

Resolution Number: 003-2026 LDC

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Thomas Grech  
Vice/ Acting 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 21, 2026, 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: 1/27/26

(ayes)

(nays)

Resolution Number: 004-2026 LDC

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Thomas Grech  
Vice/Acting Chairman



**CONSTRUCTION WAGE POLICY  
TOWN OF HEMPSTEAD  
LOCAL DEVELOPMENT CORPORATION  
EFFECTIVE January 27, 2026**

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 financed with tax-exempt bonds to for all or a portion of the construction costs in excess of \$5,000,000.00 per site received after January 1, 2026, and prior to January 1, 2027.

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, 2026.

Additionally, the Corporation will require the submission of a Certificate for Covered Project Request for Wage and Supplemental Information Form within 10 days of submitting the form to the New York State Department of Labor.

The information contained in the certificate shall be completed by the Applicant's Counsel and must include whether or not the project is subject to the provisions of NYS Labor Law 224-a .

Adopted: January 27, 2026  
Resolution Number: 005 -2026 LDC

(ayes)  
(nays)

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Thomas Grech  
Vice/Acting Chairman

RESOLUTION

TOWN OF HEMPSTEAD  
Local Development Corporation  
BUDGET LINE TRANSFERS  
2025 Budget  
RATIFYING AND CONFIRMING

WHEREAS, the Town of Hempstead Local Development Corporation adopted a 2025 Budget by resolution 023- 2024 LDC, on October 22, 2024; and

WHEREAS, the Corporation authorizes the following budget line transfers to cover expenses incurred in 2025:

Transfer \$5000.00 from Salary and Wages, to Office Expenses  
Transfer \$773.00 from Salary and Wages, to Postage and Delivery  
Transfer \$678.00 from Salary and Wages, to Professional Services  
Transfer \$412.00 from Bank Charges, to Paychex  
Transfer \$15,600.00 from Fund Balance, to the Rent Expense which was increased by the Town of Hempstead in 2025

WHEREAS, Remaining Budget shortfalls will be covered by the Town of Hempstead LDC Fund Balance.

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Local Development Corporation hereby authorizes the above outlined budget line transfers for the 2025 Budget.

Adopted: 1/27/26

(ayes)

(nays)

Resolution Number: 006-2026 LDC

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Vice/Acting Chairman, Thomas Grech

**Confidential Evaluation of Board Performance 2025 Summary – TOH LDC**

<b>Criteria</b>	<b>Agree</b>	<b>Somewhat Agree</b>	<b>Somewhat Disagree</b>	<b>Disagree</b>
Board members have a shared understanding of the mission and purpose of the Authority.	7			
The policies, practices and decisions of the Board are always consistent with this mission.	7			
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.	6	1		
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.	7			
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.	6	1		
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence or self-interest.	6	1		
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	7			
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.	6	1		
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.	7			
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.	5	2		
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7			
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.	7			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	7			
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	6	1		
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.	7			
Board members demonstrate leadership and vision and work respectfully with each other.	7			

Name of Authority: TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION

Date Completed: 12/30/25

**Town of Hempstead Local Development Corporation  
Individual Board Member Evaluation Form  
2025 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 its effectiveness?

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Position: \_\_\_\_\_

Follow up: \_\_\_\_\_

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

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  
Courtroom  
Hempstead, New York 11550  
December 16, 2025  
9:30 AM (or after the conclusion of the IDA Meeting)

Agenda: **New Business:** Consideration and Adoption of an Inducement Resolution for Adelphi University, Bond Series 2026, Consideration and Adoption of 2026 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 2026 LDC Contract with Sheehan and Co. for preparation of the 2025 Audited Financial & PARIS Review, Consideration and Adoption of the 2026 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 Adoption of a Resolution appointing an LDC Record Retention and Disposal Officer, Consideration and Approval of the Minutes of November 18, 2025, **Report of the Treasurer:** Financial Statements & Expenditures List November 12, 2025 – December 9, 2025, **Committee Update: Adjournment.**

Those in Attendance:

Thomas Grech, Vice Chairman  
Eric Mallette, Treasurer  
Jack Majkut, Secretary  
Robert Bedford, Member  
Guy Savia, Member  
Jerry Kornbluth, Member  
Jill Mollitor, Member

Also in Attendance:

Frederick E. Parola, CEO  
Edie Longo, CFO  
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:

Michael Lodato, Deputy Executive Director

The Chairman confirmed a Quorum. The Meeting was called to order at 11:10 AM

**New Business:**

**Consideration and Adoption of an Inducement Resolution for Adelphi University, Bond Series 2026:**

Peter Curry from Farrel Fritz, the attorney representing the client, addressed the board. Tom Grech made a motion to adopt an Inducement Resolution for Adelphi University, Bond Series 2026. This was seconded by Eric Mallette. All were in favor. Motion Carried.

**Consideration and Adoption of 2026 LDC Meeting Schedule:** Thomas Grech made a motion to adopt the 2026 LDC Meeting Schedule. This was seconded by Eric Mallette. All were in favor. Motion Carried.

**Confidential Board Member Evaluation Forms Distributed:** The Board was given their Confidential Board Member Evaluation to be completed and returned to the Corporation at their earliest convenience.

**Consideration of a Salary Increase for Frederick Parola:** Thomas Grech made a motion to adopt a 3% Salary increase for Frederick Parola. This was seconded by Eric Mallette. All were in favor. Motion Carried.

**Consideration of a Salary Increase for Edie Longo:** Thomas Grech made a motion to adopt a 3% Salary increase for Edie Longo. This was seconded by Eric Mallette. All were in favor. Motion Carried.

**Consideration and Re-Adoption of the LDC Sexual Harassment Policy:** Robert Bedford made a motion to re-adopt the LDC Sexual Harassment Policy as approved by the Governance Committee. This was seconded by Thomas Grch. All were in favor. Motion carried.

**Consideration and Adoption of the 2026 LDC Contract with Sheehan and Co. for preparation of the 2025 Audited Financial & PARIS Review:** Tom Grech made a motion to adopt the 2026 contract for Sheehan and Co. as the financial auditors for the 2025 Audited Financial Statements for an amount not to exceed \$12,400.00. This was seconded by Guy Savia. All were in favor. Motioned Carried.

**Consideration and Adoption of the 2026 LDC Contract with Giovatto for Website Hosting and Maintenance:** Thomas Grech made a motion to adopt a resolution hiring Giovatto Agency for the LDC Website Hosting and Maintenance for 2026 for an amount not to exceed \$5,000.00. This was seconded by Jerry Kornbluth, All were in favor. Motion Carried.

**Consideration and Re-Adoption of the LDC Standard Project Procedures:** Tom Grech made a motion to re-adopt the LDC Standard Project Procedures as presented by the Governance Committee. This was seconded by Jill Molitor. All were in favor. Motion Carried.

**Consideration and Adoption of the LDC Record Retention and Disposal Policy:** Tom Grech made a motion to adopt the LDC resolution appointing Arlyn Eames as the LDC Record Retention and Disposal Officer. This was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration and Approval of the Minutes of November 17, 2025:** The board was furnished with a copy of the November 17, 2025, Board Meeting Minutes. Eric Mallette made a motion to waive the reading of the minutes. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Report of the Treasurer:**

**Financial Statements & Expenditures List November 12, 2025 – December 9, 2025:** The board was furnished with the Financial Statements and Expenditure List for November 12, 2025 – December 9, 2025. Eric Mallette advised the board that all finances were in order.

**Committee Update:** No committee updates

**Adjournment:**

With all business concluded, Thomas Grech made a motion to close the meeting. This was seconded by Jerry Kornbluth. All were in favor. Motion carried. The Meeting closed at 11:15.

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Jack Majkut, Secretary  
January 27, 2026

8:11 AM

## Town of Hempstead Local Development Corporation

## Account QuickReport

01/20/26

Accrual Basis

As of January 20, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							20,848.46
200-33 - Bank of America Checking -6632							20,848.46
Check	12/10/2025	5376	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,789.20	19,059.26
Check	12/12/2025	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,173.92	17,885.34
Check	12/12/2025	5375	Edie Longo	LDC Part Tim...	-SPLIT-	-652.15	17,233.19
Check	12/12/2025	Electr...	Paychex	Payroll Fee for...	2100-01 - PAY...	-159.10	17,074.09
Check	12/26/2025	Electr...	Bank of America	Payroll Taxes ...	-SPLIT-	-1,922.97	15,151.12
Check	12/26/2025	5379	Edie Longo	LDC Part Tim...	-SPLIT-	-693.23	14,457.89
Check	12/26/2025	5380	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-2,883.79	11,574.10
Check	12/26/2025	Electr...	Paychex	Payroll Fee12/...	2100-01 - PAY...	-159.10	11,415.00
Deposit	12/30/2025			Deposit	2701-00 - Annu...	1,000.00	12,415.00
Check	12/31/2025	2027	Arlyn Eames	10/1/25 - 12/3...	522-15 - Profes...	-31.97	12,383.03
Check	12/31/2025	2028	Michael Lodato	10/1/25 - 12/3...	522-15 - Profes...	-2,595.32	9,787.71
Check	12/31/2025	2029	Laura Tomeo	3/1/25 - 12/31/...	522-15 - Profes...	-756.76	9,030.95
General Journal	12/31/2025	2020-7		Balance Adjus...	66900 - Reconc...	0.04	9,030.99
Transfer	1/6/2026			Funds Transfer	200-34 - Bank o...	30,000.00	39,030.99
Check	1/6/2026	2030	TOH Industrial Devel...	Rent, Postage...	-SPLIT-	-19,497.03	19,533.96
Check	1/9/2026	Electr...	Bank of America	Payroll Taxes1...	-SPLIT-	-859.40	18,674.56
Check	1/9/2026	5383	Edie Longo	LDC Part Tim...	-SPLIT-	-638.11	18,036.45
Check	1/9/2026	5384	Frederick E. Parola	LDC Part Tim...	-SPLIT-	-1,146.15	16,890.30
Check	1/9/2026	Electr...	Paychex	Payroll Fee 1/...	2100-01 - PAY...	-331.60	16,558.70
Total 200-33 - Bank of America Checking -6632						-4,289.76	16,558.70
Total 200 - Cash						-4,289.76	16,558.70
TOTAL						-4,289.76	16,558.70

8:11 AM

01/20/26

Accrual Basis

Town of Hempstead Local Development Corporation

Account QuickReport

As of January 20, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							1,906,002.05
200-34 - Bank of America Savings -3706							1,906,002.05
Transfer	1/6/2026			Funds Transfer	200-33 - Bank o...	-30,000.00	1,876,002.05
Total 200-34 - Bank of America Savings -3706						-30,000.00	1,876,002.05
Total 200 - Cash						-30,000.00	1,876,002.05
TOTAL						-30,000.00	1,876,002.05