

Operations and Accomplishments
Town of Hempstead Industrial Development Agency
2020

The Town of Hempstead Industrial Development Agency (hereinafter "IDA") provided benefits for three (3) new construction projects in 2020. The properties receiving incentives varied widely in their operations, which included market-rate housing, an industrial storage facility and a major online retail distribution center.

The developer, Beechwood Homes, undertook a major project at 695 Merrick Avenue, Westbury, demolishing the existing large big box retail store and constructing a 400,000 square foot, seven-story structure on the 5.876 acres. The project, Beechwood Merrick LLC, will consist of a hotel, 237 rental apartments, and a small restaurant.

The development, once completed, will have created an estimated 345 construction jobs, 20 full time and 15 part-time positions.

The IDA provided a fifteen year PILOT which expires December 31, 2036, a waiver of the mortgage recording tax, and a sales tax exemption which expires at the end of January 2023. Total project costs were \$126.750 million.

CS750 W Merrick Road LLC constructed a 140,000 square foot storage facility after demolishing the existing antiquated structure at 750 West Merrick Road, Valley Stream. The storage units, which are 85 to 100 square feet each, will be used by industrial and commercial tenants. The project will have added both construction jobs as well as 4 full time permanent positions once completed.

The developer received a ten year PILOT, which expires at the end of 2031, a waiver of the mortgage recording tax, and a sales tax exemption. Total project costs were \$24.6 million

JFK Logistics Center LLC undertook the construction of a three-story warehouse of approximately 235,234 square feet on the 9.127 acres located at 253-51 Rockaway Boulevard, Woodmere. The 122,785 square foot first floor will house an industrial workhouse for logistics and airport cargo. The second and third floors, each 110,000 square feet, will be used for warehousing and offices.

The project once completed, will create 50 full time positions and 4 part time. The IDA extended benefits including a fifteen year PILOT that expires at the end of 2036, which can be extended if the developer complies with the job requirements. Other benefits included were a waiver of the mortgage recording tax, and a sales tax exemption. Total project costs were \$78.691 million.

Gabrielli Inwood LLC, located at 31 Alameda Street, Inwood, expanded its existing facility to 24,192 square feet and moved into a second phase of renovation. The company had outgrown its present facility.

The IDA provided a new PILOT for Gabrielli that will run until the end of 2030, as well as a sales tax exemption. A waiver of the mortgage recording tax may be granted should Gabrielli

elect to refinance at some future date. Total projects costs were \$7.773 million. The current 19 jobs will be retained and an additional 31 jobs will be created by year two.

Another existing IDA incentives beneficiary, Arrow Linen Supply Company Inc., located at 615 South Street, Garden City, secured an equipment lease for a water reclamation system from Kemco Systems. The company provides supplies and cleaning services for linens for primarily restaurants and hospitality establishments. The new system will allow the company to recycle approximately 60% of the water currently being used in its business.

The equipment lease total project cost for Arrow Linen was \$1.5 million. A sales tax exemption was provided for the equipment lease.

Novapark LLC/Angion Biomedica has received benefits from the IDA since 2011. In 2020 the company sought to extend the two years remaining in the PILOT Agreement and add a new medical facility tenant, Chem RX, which specializes in pharmaceutical distribution.

Chem RX will occupy 108,000 square feet of space at the 51 Charles Lindbergh Boulevard location. The project will add 20 HVAC units and a new roof to the facility. Total project costs were \$3.9 million.

The Novapark LLC/Angion Biomedica 2020 Facility project will retain the present 130 full time employees and add an additional 125 employees by the second year.

2020 was a productive year wherein the IDA provided incentives that added both construction and full time employment, as well as solid business developments that will strengthen the Town of Hempstead community and Long Island both now and in the decades to come.

The prospect for development projects assisted by the IDA during 2021 seems promising with a solid number of developers who have begun the application process.

As 2020 ended, the IDA maintained 73 Projects through its incentives and retained and created more than 9,600 employment positions to benefit our township regional economies.

Approved:
Resolution: 012-2021
Ayes
Nays

Flo Girardi, Chairman

**PURCHASING GUIDELINES OF THE
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY**

The Agency shall make no purchases of supplies, equipment or materials nor shall the Agency contract for the purchase of supplies, equipment or materials except as follows:

a. When the cost of the supply, equipment, services or material involved should reasonably be expected to cost in excess of ten thousand dollars (\$10,000), the item to be purchased shall be formally bid and the purchase made from the lowest responsible bidder.

b. When the cost of the supply, equipment, services or material involved should reasonably be expected to cost in excess of three thousand dollars (\$3,000) but not more than ten thousand dollars (\$10,000), written price quotations shall be obtained from not fewer than three (3) vendors and the purchase made after all such quotations are evaluated by the Agency.

c. When the cost of the supply, equipment, services or material involved should reasonably be expected to cost in excess of one thousand dollars (\$1,000) but not more than three thousand dollars (\$3,000), written price quotations shall be obtained from not fewer than two (2) vendors and the purchase made after all such quotations are evaluated by the Agency.

d. When the cost of the supply, equipment, services or material involved should reasonably be expected to cost in excess of two hundred fifty dollars (\$250) but not more than one thousand dollars (\$1,000), oral price quotations shall be obtained from not fewer than two vendors (2) and the purchase made after all such quotations are evaluated by the Agency.

e. No solicitation of price quotations shall be required in the following instances:

e-1. when the cost of the supply, equipment or material involved is two hundred fifty dollars (\$250) or less,

e-2. when the purchase is of professional services,

e-3. when the purchase is necessitated by a *bona fide* emergency, which emergency is described in writing by the Agency member or employee declaring same, ratified by telephone by not fewer than a majority of members and ratified by resolution at the next meeting of the Agency,

e-4. when the supply, equipment or material sought to be purchased is available only through a single source,

e-5. when the supply, equipment or material is being purchased from a correctional facility, another governmental Agency or an Agency serving the blind or severely handicapped, or at auction, or

e-6. when the supply, equipment or material is being purchased under a town, county or state contract.

As used in section e-3 hereof, the term "majority of members" shall mean a number of members equal to more than fifty percent (50%) of the difference between seven (7) and the number of IDA memberships, which are vacant at the time of the vote.

Adopted:

Resolution Number: 013-2021

Chairman