

Board Members
Florestano Girardi
Eric C. Mallette
James Marsh
Jack Majkut
Robert Bedford
Cherice Vanderhall
Thomas Grech

Frederick E. Parola
Chief Executive Officer

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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

September 22, 2021 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No new Business, Village of Hempstead: Consideration of an Authorizing Resolution for Main Street Apartments LLC, Consideration of a Termination of Benefits for Alphamore LLC, Consideration of an Authorizing Resolution for an Assignment and Assumption from 303 Main Street Apartment Investors LLC, 303 Main Street Hempstead, to Castle Lanterra Acquisition LLC/303 Main. New Business: Consideration of an Authorizing Resolution for an Assignment and Assumption from 130 Hempstead Avenue, West Hempstead, to Castle Lanterra Acquisition LLC/ 130 Hempstead, Consideration of an Authorizing Resolution for 25 Wanser LLC, Consideration of an Inducement Resolution for 43-47 Broadway Realty LLC, Consideration of a Preliminary Inducement Resolution for PGD Baldwin Commons, Consideration of a Due Diligence Inducement for Ocean Ave Marina Inc., CEO Report, Consideration of an Amended Resolution for Camoin Associates (for additional cost benefit analysis), Consideration of an Amended Fee Schedule (for additional cost benefit analysis), Consideration and Adoption of the Minutes August 26, 2021., Report of the Treasurer, Executive Session, Committee Updates, Adjournment

Those in attendance: Florestano Girardi, Chairman
James G. Marsh, Esq., Vice Chairman
Eric C. Mallette, Treasurer
Thomas Grech, Member (via electronically)

Village of Hempstead Members:
LaMont Johnson,
Joylette Williams
Stacey Lucas –Hargraves,
Daneil Oppenheimer (via electronically)

Also in attendance: John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Bill Weir, Nixon Peabody
Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Laura Tomeo, Deputy Agency Administrator
Alan Wax, Todd Shapiro Associates, Inc.

Excused: Jack Majkut, Secretary
Cherice Vanderhall, Board Member
Robert Bedford, Board Member
Lorraine Rhoads, Agency Administrator

The meeting was called to order at 9:06 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public. There was no public comment.

Village of Freeport: No new Business

New Business:

Consideration of a Due Diligence Inducement for Ocean Avenue Marina Inc.: Flo Girardi made a motion to approve a Due Diligence Inducement for Ocean Avenue Marina, Inc. The project would include construction of a (4) story residential apartment building. The building will consist of one and two bedroom apartments. The location is approximately 3.58 acres and the new building will be approximately 135,406 square feet. This motion was seconded by Eric Mallette. Tom Grech was in favor; James Marsh was not in favor of the Inducement. The motion failed.

Village of Hempstead:

Consideration of an Authorizing Resolution for Main Street Hempstead: Dan Oppenheimer made a motion to approve an Authorizing Resolution for 257 Main Street, within the Village of Hempstead. The applicant is proposing to develop and construct the site as a residential rental apartment building with a total of 173 units, and 2,258 square foot of ground retail space. The building will be approximately 147,270 square feet, on approximately 1.684 acres. This motion was seconded by LaMont Johnson. Eric Mallette and James Marsh were not in favor of the project. Motion carried

Consideration of a Termination of Benefits for Alphamore LLC: 50 Clinton Street, Hempstead due to a non-payment of PILOT (tabled from August 26). Flo Girardi made a motion to table Alphamore LLC. This motion was seconded by Tom Grech. All were in favor. Motion carried. This item was tabled.

Consideration of an Authorizing Resolution for an Assignment and Assumption from 303 Main Street Apartment Investors LLC.: Flo Girardi made a motion to approve an Authorizing Resolution for an Assignment of 303 Main Street, Hempstead, to Castle Lanterra Acquisition LLC/303 Main. The applicant intends to acquire 303 Main Street, Hempstead and requested an assignment of the existing TOH IDA PILOT on the property. The 211,996 square foot building is housed on 1.76 acres, and is a 166 unit multi-family apartment complex. This motion was seconded by Dan Oppenheimer. All were in favor. Motion carried

New Business:

Consideration of an Authorizing Resolution for an Assignment and Assumption from 130 Hempstead Avenue Apartment Investors LLC, 130 Hempstead Avenue, West Hempstead, to Castle Lanterra Acquisition LLC/130 Hempstead: This item was tabled.

Consideration of an Authorizing Resolution for 25 Wanser LLC, 25 Wanser Avenue, Inwood: This item was tabled.

Consideration of an Inducement Resolution for 43- 47 Broadway Realty LLC: This item was tabled.

Consideration of a Preliminary Inducement Resolution for PGD Baldwin Commons, 785 Merrick Road, Baldwin: This item was tabled.

CEO Report: Fred Parola provided the Board with a copy of the CEO Report.

Consideration of an Amended Resolution for Camoin Associates (for additional cost benefit analysis): Flo Girardi made a motion to amend a Resolution for Camoin Associates to continue cost benefit analysis for all projects. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of an Amended Fee Schedule (for additional cost benefit analysis): Flo Girardi made a motion to amend our Fee Schedule to include additional cost benefit analysis fee. This motion was seconded by Jim Marsh. All were in favor. Motion carried.

Old Business: None

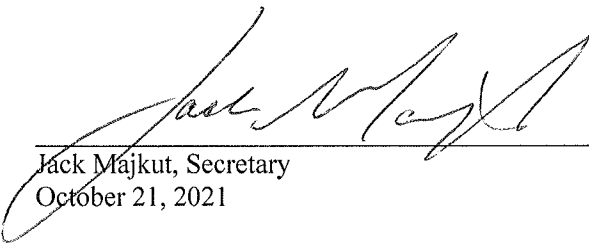
Minutes of the August 26, 2021 Board Meeting: Flo Girardi made a motion to adopt the minutes of August 26, 2021. This motion was second by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for August 20, 2021 – September 15, 2021.

Committee Updates: There were no updates

Executive Session: There was no executive session

Adjournment: Flo Girardi made a motion to adjourn the meeting at 9:29 a.m. This motion was seconded by James Marsh. All were in favor. Motion carried.



Jack Majkut, Secretary
October 21, 2021