

Frederick E. Parola  
Chief Executive Officer



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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

January 31, 2022 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business: Village of Freeport:** Consideration of an Inducement Resolution for NBD Holding LLC, **Village of Hempstead:** Consideration of an Inducement Resolution for Estella Housing, 176 Main Street, Hempstead. Consideration of a Preliminary Inducement Resolution for Carmen Place Apartments, Bedell Street and Main Street, Hempstead, Update on Alphamore LLC, 50 Clinton Street, **New Business:** Consideration of an Authorizing Resolution for 615 Merrick Owner LLC, 615 Merrick Avenue, Westbury, Consideration of an Assignment and Assumption Resolution for IVI Logistics Acquisitions, 51 Charles Lindbergh Boulevard, Uniondale, Consideration of an Inducement Resolution for Parabit Systems Inc., 33-35 Debevoise Avenue, Roosevelt, Consideration of an Inducement Resolution for Inwood Property Development LLC, 360-370 Bayview Avenue, Inwood, Consideration of an Inducement resolution for Rock 50 LLC, 50 North Park Avenue, Village of Rockville Centre, Consideration of a Preliminary Inducement Resolution for MCRT Investments, 103-129 Woodfield Road, West Hempstead, Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Rivian, **New Business – Other:** CEO Report, Summary of Confidential Evaluation of Board Performance 2021, Distribution of Board Self-Evaluation forms (included in meeting materials) Consideration of Appointment of Officers 2022, Consideration of Agency Committees 2022, Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel, Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel, Consideration of a Resolution to renew the Agency Membership with the LIBDC for 2022, Consideration of the Construction Wage Policy (Prevailing Wage Policy), Bond Allocation for 2022, Recurring Expenses Resolution, Compliance Review 2021 Old Business: None, Consideration and Adoption of the Minutes December 20, 2021, Report of the Treasurer, Budget Line Transfers 2021, Committee Updates, Executive Session, Adjournment

Those in attendance: Eric C. Mallette, Treasurer  
Jack Majkut, Secretary  
Thomas Grech, Member  
Robert Bedford, Member

Village of Hempstead Members: Daniel Oppenheimer  
LaMont Johnson  
Joylette Williams

Village of Freeport Members: Vilma Lancaster  
LaDonna Taylor  
Mark Davella

Also in attendance: Frederick E. Parola, CEO  
Edie Longo, CFO  
Arlyn Eames, Deputy Financial Officer  
Michael Lodato, Deputy Executive Director  
Lorraine Rhoads, Agency Administrator  
Laura Tomeo, Deputy Agency Administrator

John E. Ryan, Agency Counsel  
Paul O'Brien, Phillips Lytle LLP  
Terrance Walsh. (Electronically)  
Alan Wax, Todd Shapiro Associates, Inc. (Electronically)

Excused: Florestano Girardi, Chairman  
Hon. Robert T. Kennedy, Freeport Member  
Stacey Lucas, Village of Hempstead Member

Resigned: James G. Marsh, Esq., Vice Chairman  
Cherice Vanderhall, Board Member

The meeting was called to order at 9:04 a.m. Thomas Grech acting as Chairman declared a quorum was present.

**Public Comment:** The Chairman opened the floor to comments by the public:

Katherine Gary and Aubrey Mohamed spoke about Estella and Carmen. They are not in favor of any PILOTs.

**Village of Freeport:**

**Consideration of an Inducement Resolution for NBD Holding LLC, 417,435, 444,477:** Dan Deegan from Forchelli, Deegan, Terrana addressed to the Board about the project. The applicant intends to construct an 89,836 hotel building/tourist destination on 1.615 acres of land. The hotel will consist of 100 rooms including a 125 capacity ball room with an attached independently operated 100 person restaurant. This hotel will serve as a tourist destination and will serve guests traveling to the site for leisure and business purposes. Jack Majkut made a motion to accept an Inducement Resolution for NBD Holding LLC. This motion was seconded by Mark Davella. All were in favor. Motion carried.

**Village of Hempstead:**

**Consideration for an Inducement Resolution for Estella Housing:** Dan Deegan from Forchelli, Deegan, Terrana made a presentation to the Board Members about the project. This applicant intends to develop and construct a current vacant commercial parking lot located at 176 Main Street within the Village of Hempstead. The proposed project is located within the Village's Downtown Overlay Zone and will create 96 rental units (42 Studios, 34 One Bedroom, 19 two bedroom and 1 Superintendent Unit). The total building will be approximately 125,911 square feet inclusive of 5,538 square feet of space for a community service facility. This will be housed on .6193 acres. The residential portion of the project will be 100% affordable, with all units having income restrictions of 60% of the Area Median Income, one unit will be a non-income bearing unit reserved for an employee. Dan Oppenheimer made a motion to accept an Inducement Resolution for Estella Housing. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of an Inducement Resolution for Carman Place Apartment:** Dan Deegan from Forchelli, Deegan, Terrana made a presentation to the Board Members about the project. The applicant seeks to demolish an existing 15,573 square foot building and will develop, construct, operate and own two-residential buildings with a total of 228 affordable rental units, including 1 superintendent unit, plus a 22,600 square foot commercial space on Main Street and Bedell Street in the Village of Hempstead. The total square feet of both buildings will be 323,198. The residential buildings will consist of 30 studio apartments, 140 one-bedroom, and 57 two-bedroom apartments. These apartments will be 100% workforce housing, income restricted for individuals and families earning up to \$116,910.00 The project will also consist of structured parking that will accommodate 296 below, at grade and street level parking spaces. 228 spaces will be designated for residential. In total this project will take place on 2.54 acres. Dan Oppenheimer made a motion to accept an Inducement Resolution for Carman Apartments. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of an Inducement Resolution for Carman Place Retail:** Dan Deegan from Forchelli, Deegan, Terrana presented to the Board Members about the retail portion of Carman's Place. The proposed 22,600 square foot of commercial space will target retail tenants. There will be 68 parking spots designated for retail of which 42 will be metered on-street parking. Dan Oppenheimer made a motion to accept an Inducement Resolution for Carman Place Retail. This motion was seconded by Joylette Williams. All were in favor. Motion carried.

**Update on Alphamore LLC, 50 Clinton Street, Hempstead:** Arlyn Eames addressed the status of PILOT payments for Alphamore. Ms. Eames advised all payments had been made and the Alphamore PILOT was current.

**New Business:**

**Consideration of an Authorizing Resolution 615 Merrick Owner LLC:** Dave Curry from Farrell Fritz made a presentation to the Board on behalf 615 Merrick Owner. The applicant intends to renovate a current 78,909 square foot (plus 95,288 square foot parking garage) building located at 615 Merrick Avenue, Westbury. The project is on 2.1 acres. The building will be leased to one or more tenants for office use, which will require renovation, updating and modifications to accommodate new occupants and will divide the space if necessary. The property was originally owned by New York Community Bank who is vacating the space. The building itself is outdated, and requires extensive and significant renovations to transform and reposition the building into a modern, attractive Class-A office space. Such investments will include: general repair, modernization and upgrades to HVAC and elevators, renovations of the lobby, and renovations/alterations of the interior offices to accommodate one or two new occupants of the building. Eric Mallette made a motion to approve an Authorizing Resolution for 615 Merrick Owner LLC. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of an Assignment and Assumption Resolution for IV1 Logistics Acquisitions (assignment from Novapark LLC), 51 Charles Lindbergh Boulevard, Uniondale:** This item was tabled

**Consideration of an Inducement Resolution for Parabit Systems Inc., 33-35 Debevoise Avenue, Roosevelt:** Dan Baker from Certilman Balin addressed the Board Members. Parabit currently has a PILOT program with the Town of Hempstead IDA. They are growing and looking to expand. The applicant intends to construct a 7,820 square foot addition on a piece of vacant land which had been purchased from the Town of Hempstead which will bring the total square feet of the building to 28,825. This expansion is necessary to meet the demands of the current growth in manufacturing kiosks and ATM access control systems for Banks. Jack Majkut made a motion to approve an Inducement Resolution for Parabit Systems Inc. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of an Inducement Resolution for Inwood Property Development LLC, 360-370 Bayview Avenue, Inwood:** Dan Baker from Certilman Balin addressed the Board Members. This applicant intends to construct a 48 Unit, 52,582 square foot building on .23 acres of land. The building will be comprised of 20 one bedroom units, 15 two bedroom units, and 12 three bedroom units, as well as 1 Studio. 25% of the units will be affordable based off an 80% AMI or less. Jack Majkut made a motion to approve an Inducement Resolution for Inwood Property development LLC. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of an Inducement Resolution for Rock 50 LLC, 50 North Park Avenue, Village of Rockville Centre:** Dan Baker from Certilman Balin addressed the Board Members. The applicant intends to convert the current 60,011 square foot building into a Class A commercial office building. The lobby, lower level and five upper floors will be demolished in order to suit the needs of Class A Office Tenants. Building Systems will be upgraded and/or replaced. The building is 601,011 square feet on 1.4 acres located within the Village of Rockville Centre. The property is currently owned by the Diocese of Rockville Centre and has been vacant for many years. The property was purchased in 2021. Eric Mallette made a motion to approve an Inducement Resolution for Rock 50 LLC. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration of a Preliminary Inducement Resolution for MCRT Investments, 103-129 Woodfield Road, West Hempstead:** Elisabetta Coschignano from Sahn Ward addressed the Board Members. This applicant is proposing to construct a 176,912 square foot residential rental apartment building on a 2.34 acre site, located at 103-29 Woodfield Road, West Hempstead. The project will be comprised of 150 residential units of which there would be 90 on-site parking spaces. Ten percent of the units will be set aside as affordable housing based on 80% of the area medium income. Eric Mallette made a motion to approve a Preliminary Inducement Resolution for MCRT Investments. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres LLC, 2034 Green Acres Mall, Valley Stream – Rivian:** Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres Mall, Valley Stream – Rivian. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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

**Summary of Confidential Evaluation of Board Performance 2021:** Edie spoke to the board and requested completion of forms ASAP.

**Distribution of Board Self-Evaluation forms (included in meeting materials):** due back to Agency 2/10/2022

**Consideration of Appointment of Officers 2022:** Eric Mallette made a motion to adopt the Appointment of Officers for 2022. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration of Agency Committees 2022:** Robert Bedford made a motion to adopt the Revised Agency Committee schedule. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel:** – Tom Grech made a motion to adopt a Resolution to reappoint John E. Ryan as Agency Counsel. This motion was seconded by Jack Majkut. All were in favor. Motion carried

**Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel:** Robert Bedford made a motion to adopt a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel. This motion was seconded by Jack Majkut. All were in favor. Motion carried

**Consideration of a Resolution to renew the Agency's Membership with the LIBDC for 2022:** Robert Bedford made a motion to renew the Agency Membership with the LIBDC for 2022. This motion was seconded by Thomas Grech. All were in favor. Motion carried

**Consideration of the Construction Wage Policy (Prevailing Wage Policy):** Edie brought the board up to speed on the Prevailing Wage Policy. Jack Majkut made a motion to approve the Construction Wage Policy subject to change when NYS releases ne requirements. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Bond Allocation for 2022:** Edie addressed the Board Members. Robert Bedford made a motion to accept the Bond Allocation for 2022. This motion was seconded by Jack Majkut. All were in favor. Motion carried

**Recurring Expenses Resolution:** Eric Mallette made a motion to approve the Recurring Expense Resolution. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Compliance Review 2021:** no vote needed Board was furnished with copy of compliance review spreadsheet.

**Old Business:**

**Minutes of the December 20, 2021 Board Meeting:** Eric Mallette made a motion to adopt the minutes of December 20, 2021. This motion was second by Robert Bedford. All were in favor. Motion carried.

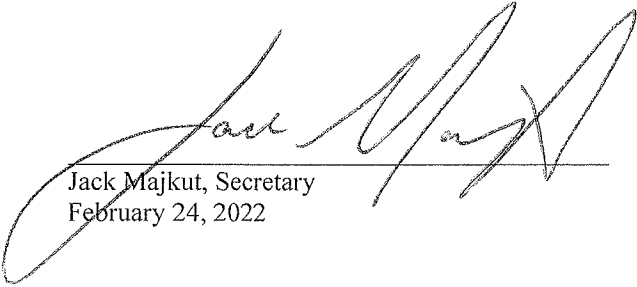
**Report of the Treasurer:** The Board was furnished with copies of the Financial Statements and Expenditure list for December 14, 2021– January 24, 2022. All were in order.

**Budget Line Transfers 2021**

**Committee Updates:** There were no updates

**Executive Session:** There was no executive session

**Adjournment:** Jack Majket made a motion to adjourn the meeting at 11:12 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary  
February 24, 2022