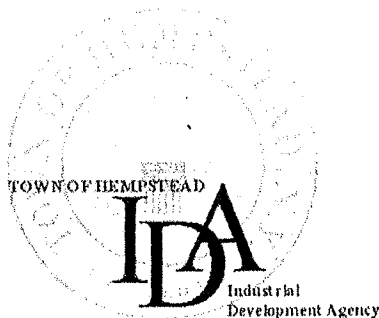


Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
February 24, 2022 9:00 a.m.
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: **Village Business:** **Village of Freeport:** Consideration of an Authorizing Resolution for NBD Holding LLC, 417, 435, 444, and 477 Woodcleft Avenue, Village of Freeport. **Village of Hempstead:** Consideration of an Authorizing Resolution for Estella Housing, 176 Main Street, Hempstead. Consideration of a Mortgage Refinance for Hempstead Lincoln Mercury, 301 N. Franklin Street, Hempstead. **New Business:** Consideration of an Authorizing Resolution for Parabit Systems Inc, 33-35 Debevoise Avenue, Roosevelt, Consideration of an Authorizing Resolution for Inwood Property Development LLC, 360-370 Bayview Avenue, Inwood, Consideration of an Amended Inducement Resolution for 43-47 Broadway Realty, LLC, 17 & 21 Langdon Place, 47 Broadway, 90 & 96 Station Plaza, Lynbrook, Consideration of an Amended Inducement Resolution for PGD Baldwin Commons LLC, 785 Merrick Road, Baldwin, Consideration of a Tenant Consent for 990 Stewart Avenue Holding, 990 Stewart Avenue, Garden City – Barnes & Noble Consideration of a Tenant Consent for Equity One Northeast (Regency Centers), 900 Old Country Road, Westbury – GNC, Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook – Summit Health, **New Business – Other:** CEO Report, Summary of Confidential Evaluation of Board Performance 2021, Summary of Board Self-Evaluation Forms, Compliance Review 2021, Distribution of New Contact List, **Old Business:** Consideration and Adoption of the Minutes January 31, 2022, Report of the Treasurer, Committee Updates, Executive Session, Adjournment.

Those in attendance:

Florestano Girardi, Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Jerry Kornbluth, Ph.D
Jill Mollitor

Village of Hempstead Members:

Daniel Oppenheimer
LaMont Johnson
Stacey Lucas
Joylette Williams

Village of Freeport Members:

Hon. Robert T. Kennedy, Freeport Member
Vilma Lancaster
LaDonna Taylor
Mark Davella

Also in attendance:

Frederick E. Parola, CEO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Laura Tomeo, Deputy Agency Administrator
John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Barry Carrigan, Nixon & Peabody

Excused:

Thomas Grech, Vice Chairman
Edie Longo, CFO
Lorraine Rhoads, Agency Administrator

The meeting was called to order at 9:08 a.m. The 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.

Anthony Spezgle from Local Union 66 spoke on behalf of the union employees regarding NBD Holding LLC, He would like to know if they were going to use Union and local Labor for the project.

Village of Freeport:

Consideration of an Authorizing Resolution for NBD Holding LLC, 417, 435, 444, 477: John Gordon 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 person 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 Majket made a motion to table the Authorizing Resolution for NBD Holding, LLC project due to the company not having a clear answer on if they were using Union Labor for the project. This motion was seconded by Flo Girardi. The Hon. Robert T. Kennedy, Freeport Member Vilma Lancaster, LaDonna Taylor, Mark Davella, Eric C. Mallette, Jerry Kornbluth, Ph.D, and Jill Mollitor voted against tabling the project. Motion Failed. Vilma Lancaster made a motion to accept the Authorizing Resolution for NBD Holding LLC. This motion was seconded by Mark Davella. Jack Majket was not in favor of the project. Flo Girardi, The Hon. Robert T. Kennedy, Freeport Member Vilma Lancaster, LaDonna Taylor, Mark Davella, Eric C. Mallette, Jerry Kornbluth, Ph.D, and Jill Mollitor were in favor. Motion carried.

Village of Hempstead:

Consideration for an Authorizing Resolution for Estella Housing: John Gordon 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. Jack Majket made a motion to accept an Authorizing Resolution for Estella Housing. This motion was seconded by Flo Giradi. All were in favor. Motion carried.

Consideration of a Mortgage Refinance for Hempstead Lincoln Mercury: Mike Lodato spoke in reference to The Hempstead Lincoln Mercury Refinance. Hempstead Lincoln Mercury is refinancing their balloon mortgage with Ford Motor Credit Corp. The payoff as of February 17, 2022 is \$2, 858,490.24. They are also taking an additional \$500,000.00 for additional renovations. Hempstead Lincoln Mercury would also like the mortgage recording tax exemption on this, if possible. Jack Majket made a motion to accept a Mortgage Refinance for Hempstead Lincoln Mercury. This motion was seconded by Flo Giradi. All were in favor. Motion carried.

New Business:

Consideration of an Authorizing 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. Flo Girardi made a motion to approve an authorizing Resolution for Parabit Systems Inc. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of an Authorizing 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. Twenty five percent of the units will be affordable based off an 80% AMI or less. Eric Mallette made a motion to approve an Authorizing Resolution for Inwood Property Development LLC. This motion was seconded by Flo Girardi. All were in favor. Motion carried

Consideration of an Inducement Resolution for 43-47 Broadway: 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 by 43 – 47 Broadway. 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 PGD Baldwin Commons LLC, 785 Merrick Road, Baldwin: John Gordon from Forchelli, Deegan, Terrana made a presentation to the Board. This applicant intends to demolish a current automobile storage lot and construct a new 33,759 square foot building on approximately .5 acres. This new complex will contain 33 units for workforce housing. The building will be comprised of 4 stories including 27 one bedroom and 6 two bedroom units. All residential units will be on floors 2 - 4, the ground floor will function as a leasing office, community room and fitness room. All of the units will be targeted to households earning up to 60% of the median area income. 10% of the units will be designed as fully handicap accessible and 4% will be designed for the hearing and visually impaired. The PILOT payments will be made based on shelter rents. Jack Majkut made a motion to approve a Preliminary Inducement Resolution for PGD Baldwin Commons LLC. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Tenant Consent for 990 Stewart Avenue Holdings, 990 Stewart Avenue, Garden City – Barnes & Noble Education, Inc.: Flo Girardi made a motion to approve a Tenant Consent for 990 Stewart Avenue Holdings, 990 Stewart Avenue, Garden City – Barnes & Noble Education, Inc. The premises is Suite 520 in 990 Stewart Avenue and is approximately 6,564 rentable square feet. Barnes and Noble Education, Inc. is a leading solution provider for the education industry, driving affordability, access and achievement at hundreds of academic institutions nationwide and ensuring millions of students are equipped for success in the classroom and beyond. They plan to employ around 20 employees in this space. The lease has a 3 year 2 month term. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of a Tenant Consent for Equity One Northeast (Regency Centers), 900 Old Country Road, Westbury - GNC: Flo Girardi made a motion to approve a Tenant Consent for Equity One Northeast (Regency Centers), 900 Old Country Road, Westbury - GNC. The tenant will use the premises for the primary retail sale of vitamins, mineral supplements, herbal supplements, weight gain products, diet and weight loss products, sports nutrition supplements, natural source supplements (all of the foregoing shall be non-prescription), prepared and prepackaged healthy foods and such other retail items as are sold from time to time in a majority of the General Nutrition stores provided that any such items are not in

conflict with any existing exclusive uses or other tenants in the Shopping Center and for the incidental sale at retail of (a) health foods, (b) natural source cosmetics and other natural source beauty aids, (c) male and female indoor and outdoor exercise clothing, apparel and (d) exercise related instructional tapes and for no other purpose. The term of lease is five (5) year with one (1) Five (5) Year option. The company will employ 4 employees with a total salary of \$120,000.00. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road Lynbrook – Summit Health: Jack Majkut made a motion to approve a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road Lynbrook – Summit Health. Summit Health, a multi-specialty medical practice, is looking to obtain approvals for their new location at 444 Merrick Rd., Suite 112, Lynbrook NY, 11563. The premises is comprised of 5,303 square feet. They will have approximately 10 – 12 employees operating out of the space. This motion was seconded by Eric Mallette. 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: Arlyn spoke to the Board and requested completion of forms ASAP.

Summary of Board Self-Evaluation forms (included in meeting materials): Arlyn spoke to the Board

Compliance Review 2021: Arlyn spoke to the Board

Distribution of new Contact List: no vote needed

Old Business:

Minutes of the January 31, 2022 Board Meeting: Eric Mallette made a motion to adopt the minutes of January 31, 2022. This motion was second by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for January 25, 2021– February 17, 2022. All were in order.

Committee Updates: There were no updates

Executive Session: There was no executive session

Adjournment: Flo Girardi made a motion to adjourn the meeting at 9:53 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Jack Majkut, Secretary
March 24, 2022