



Board Members
Florestano Girardi
Eric C. Mallette
Jack Majkut
Robert Bedford
Thomas Grech
Jerry Kornbluth PhD
Jill Mollitor

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

Thursday, April 21, 2022, 9:00 a.m.

Nathan L. Bennett Pavilion, One Washington Street, Hempstead

Agenda: Confirm the presence of a quorum, Allow public comment with respect to Agenda items, Consideration of an Authorizing Resolution for Regan Development, 206 Smith Street, Freeport, Discussion of 3 Year PILOT Review for Freeport Village – Columbia Equipment, Update on Alphamore LLC, 50 Clinton Street, Hempstead, Discussion of 3 Year PILOT Reviews for Village of Hempstead, Presentation and Consideration of an Inducement Resolution for BSREP III, 107 Charles Lindbergh Boulevard, Garden City, Presentation and Consideration of an Inducement Resolution for Sunrise of Oceanside NY Propco LLC, 374 Atlantic Avenue, Oceanside, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream – Piercing Pagoda, CEO's Report, Presentation by Steven Ehrlich of Giovatto Agency and Consideration of a Resolution to upgrade the IDA website, Consideration and Adoption of the Minutes of March 24, 2022, Report of the Treasurer, Committee Updates, Executive Session

Those in attendance: Florestano Girardi, Chairman
Eric C. Mallette, Treasurer
Robert Bedford, IDA Board
Jerry Kornbluth, IDA Board
Jill Mollitor, IDA Board
Dan Oppenheimer, Village of Hempstead
Joylette Williams, Village of Hempstead
Mayor Robert T. Kennedy, Village of Freeport
Vilma Lancaster, Village of Freeport
LaDonna Taylor, Village of Freeport
Mark Davella, Village of Freeport

Also in attendance: John E. Ryan, Agency Counsel
William F. Weir, Nixon Peabody
Paul O'Brien, Philips Lytle
Frederick E. Parola, CEO
Lorraine Rhoads
Arlyn Eames
Michael Lodato

Excused: Thomas Grech, Vice Chairman
Jack Majkut, Secretary
LaMont Johnson, Village of Hempstead

Stacy Lucas, Village of Hempstead
Edie Longo, CFO
Laura Tomeo

The meeting was called to order at 9:08 a.m. The Chairman declared a quorum was present and allowed for a public comment period.

Regan Development: Dan Dornfeld (Forchelli Deegan Terrana LLP) made a presentation and answered questions regarding the proposed project to be located at 206 Smith Street in the Village of Freeport. Regan Development seeks to construct a 39,780 square foot building on .7505 acres of land, consisting of 31 one and two-bedroom workforce/affordable units. The company is seeking a 20 year PILOT Agreement with a possible 5-year extension, Sales Tax Exemption on \$4,575,000.00, Mortgage Recording Tax Exemption on \$1,630,000.00. The project will generate 1 full time and 1 part time job and an estimated 60 construction jobs. Robert Kennedy made a motion to adopt an Authorizing Resolution for Regan Development. This motion was seconded by Mark Davella. All were in favor. Motion carried.

3-Year PILOT Review – Village of Freeport: Columbia Equipment, 72 Albany Avenue, Freeport was the subject of a 3-year PILOT Review by the Agency as required by New York State Legislation. The Agency informed the Village of Freeport that since the assessed values have remained the same, the PILOT did not need to be changed. No action was taken.

Alphamore LLC: Arlyn Eames updated the Board and Hempstead Members regarding outstanding invoices for Alphamore LLC, located at 50 Clinton Street in the Village of Hempstead. Alphamore LLC is 2 months in arrears for the 1st Half General 2022 PILOT, owes the Agency a Document Processing Fee and owes the New York State Department of Taxation a Sales Tax Recapture. Due to their default status, Dan Oppenheimer made a motion to place Alphamore on the May 19, 2022 Agenda for Termination. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

3-Year PILOT Review – Village of Hempstead: The PILOTs for Alphamore LLC, 50 Clinton Street, CPK Transportation (Dell Bus Co.) Kellum & Union Place, and FDR Services Corp., 44, 56-64 Newmans Court were the subject of a 3-year PILOT Review by the Agency as required by New York State Legislation. The Agency informed the Village of Hempstead that since the assessed values have remained the same for these projects, the PILOTs did not need to be changed. No action was taken.

BSREP III 107 Charles Lindbergh Boulevard LLC: Dan Dornfeld (Forchelli Deegan Terrana LLP) and Tyler Mordas made a presentation and answered questions regarding the proposed project to be located at 107 Charles Lindbergh Boulevard, Garden City. The company seeks to demolish the existing structure and construct a new 102,091 square foot building. The company will sub-lease to either an e-commerce distribution center or a pharmaceutical company. The property is part of a Mitchell Field ground lease. The company is seeking a 10 year Assessed Value Phase-In PILOT, a Sales Tax Exemption on \$9,175,000.00, and a Mortgage Recording Tax Exemption on \$28,723,625.00. The project will generate 50 full time jobs and approximately 130 construction jobs. Bob Bedford made a motion to This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Sunrise of Oceanside NY Propco LLC: Elisabetta Coschignano (Sahn Ward Braff Koblenz PLLC) made a presentation and answered questions regarding the proposed project to be located at 374 Atlantic Avenue, Oceanside. The project involves the construction of an 84 unit first class assisted living facility with parking and site improvements. The company is seeking a 15 year PILOT Agreement with a 5 year extension option, a Sales Tax Exemption on \$15,750,000.00, and a Mortgage Recording Tax Exemption

on \$31,456,837.00. The company is still awaiting site-plan approval. Eric Mallette made a motion to induce this project. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Valley Stream Green Acres - Tenant Consent for Piercing Pagoda: Flo Girardi made a motion to adopt a tenant consent for Piercing Pagoda for Valley Stream Green Acres LLC, 2034 Green Acres Road, Valley Stream. Piercing Pagoda will occupy 200 square feet of space and will create an estimated 2 full-time and 5 part-time jobs. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

CEO's Report: Fred Parola updated the Board about potential projects seeking benefits from the Town of Hempstead IDA.


Giovatto Agency – Presentation and Upgrade of IDA website: This item was postponed until the May meeting.

Minutes: Flo Girardi made a motion to waive the reading of, and adopt the Minutes of the meeting of March 24, 2022. This motion was seconded 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 March 22, 2022 – April 14, 2022. Eric Mallette advised the Board that the Agency's accounts were in good order.

Committee Updates: Committees met prior to the Board meeting and action taken at those meetings will be reported at the May Board meeting.

Flo Girardi made a motion to adjourn the meeting at 9:40 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Flo Girardi, Chairman