



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

Frederick E. Parola
Chief Executive Officer

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

Thursday, May 19, 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, Alphamore LLC, 50 Clinton Street, Hempstead , Consideration of an Authorizing Resolution for BSREP III 107 Charles Lindbergh Boulevard LLC, 107 Charles Lindbergh Boulevard, Garden City, Consideration of an Authorizing Resolution for Prosperity Avenue Holdings, 585 Commercial Avenue, Garden City, Consideration of an Assignment and Assumption for JFK Logistics Center LLC, 25351 Rockaway Boulevard, Woodmere, to Aireit JFK Logistics Center LLC, CEO's Report, Presentation by Steven Ehrlich of Giovatto Agency and Consideration of a Resolution to upgrade the IDA website (tabled from April meeting), Consideration and Adoption of the Minutes of April 21, 2022, Report of the Treasurer, Committee Updates, Executive Session

Those in attendance: Florestano Girardi, Chairman
Thomas Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jerry Kornbluth, IDA Board
Jill Mollitor, IDA Board
Stacy Lucas, Village of Hempstead
Dan Oppenheimer, Village of Hempstead
Joylette Williams, Village of Hempstead

Also in attendance: John E. Ryan, Agency Counsel
Terance Walsh, Nixon Peabody
Paul O'Brien, Philips Lytle
Frederick E. Parola, CEO
Edie Longo, CFO
Lorraine Rhoads
Arlyn Eames
Michael Lodato

Excused: Jack Majkut, Secretary
Robert Bedford, IDA Board
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.

Alphamore LLC: Dan Oppenheimer made a motion adopt a resolution to terminate this project due to default of their agreements with the Agency, allowing for 2 weeks for the company to make all payments in full before the termination becomes effective. This motion was seconded by Joylette Williams. All were in favor. Motion carried.

BSREP III 107 Charles Lindbergh Boulevard LLC: Dan Deegan (Forchelli Deegan Terrana LLP) and Tyler Mordas (BSREP) answered Board Members' 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 does not yet have a tenant but plans to 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 expects to generate 50 full time jobs and approximately 130 construction jobs. Thomas Grech made a motion to adopt an Authorizing Resolution for the project. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Prosperity Avenue Holdings: Dan Deegan (Forchelli Deegan Terrana LLP) and Paul Wilson (Prosperity Avenue Holdings) answered Board Members' questions regarding the proposed project to be located at 585 Commercial Avenue, Garden City. Prosperity Avenue Holdings plans to renovate a single story building to be used as a collision repair shop, offices and a classroom training facility for specialized collision repair. The company is seeking a 15 year PILOT Agreement, Sales Tax Exemption on \$3,000,000.00, and a Mortgage Recording Tax Exemption on \$6,250,000.00. Prosperity Avenue Holdings expects to create approximately 20 construction jobs, and 30 full time high-paying, high-tech jobs by year 3 of operation and to become a leader in training in the industry. Flo Girardi made a motion to adopt an Authorizing Resolution for this project. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

JFK Logistics Center LLC – Assignment to Aireit JFK Logistics Center LLC: This item was postponed until the June meeting.

CEO's Report: The CEO's Report was provided to the Board. There were no changes since the April meeting.

Giovatto Agency – Presentation on Upgrade of IDA website: Steven Ehrlich made a brief presentation to the Board regarding proposed improvements and upgrades to the IDA website. Flo Girardi made a motion to table a decision on this item to the June meeting. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Amended 2022 Meeting Schedule: Flo Girardi made a motion to adopt the Amended 2022 Meeting Schedule. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Agency Policies: Flo Girardi made a motion to adopt the various policies presented subject to the amended By Laws. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Minutes: Eric Mallette made a motion to waive the reading of, and adopt the Minutes of the meeting of April 21, 2022. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure List for April 15, 2022 – May 12, 2022. Eric Mallette advised the Board that the Agency's accounts were in good order.

Committee Updates: No updates

Flo Girardi made a motion to adjourn the meeting at 9:47 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Flo Girardi, Chairman