



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

Tuesday, September 20, 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, 9:00 a.m. Presentation and Consideration of a Due Diligence Resolution for Baldwin Jaz, LLC, 2253 Grand Avenue, 734,736,746,752 Sunrise Highway and 2292 Harrison Avenue, Baldwin, 9:15 a.m. Presentation and Consideration of a Due Diligence Resolution for CenterPoint Inwood, LLC, 65 Rason Road, Inwood, Consideration of a 5-Year Lease and PILOT Extension for Equity one Northeast/Regency Centers LP, 900 Old Country Road, Westbury, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream – Frozen D Lite, CEO's Report, Consideration of a Resolution to pay Todd Shapiro & Associates for Public Relations services June – December 2022, Consideration and Adoption of the Minutes of August 23, 2022, Report of the Treasurer, Committee Updates, Executive Session

Those in attendance: Florestano Girardi, Chairman
Thomas Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Robert Bedford, IDA Board
Jerry Kornbluth, IDA Board
Jill Mollitor, IDA Board

Also in attendance: John E. Ryan, Agency Counsel
Bill Weir, Nixon Peabody
Frederick E. Parola, CEO
Edie Longo, CFO
Lorraine Rhoads
Arlyn Eames
Michael Lodato

Excused: Paul O'Brien, Philips Lytle
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.

Baldwin Jaz, LLC: Elizabetta Coshignano (Sahn Ward Braff Koblenz PLLC) made a presentation and answered Board Members' questions regarding the proposed project to be located at 2253 Grand Avenue,

734,736,746,752 Sunrise Highway and 2292 Harrison Avenue in Baldwin. Baldwin Jaz, LLC seeks to demolish a used car lot and develop the 74,488 square foot property into a multi-family, transit-oriented, 59,341 square foot residential building with 215 rental units, with 10% set aside as workforce housing units. The development will also include 5000 square feet of restaurant/retail space as well as on-site parking and landscaping and pedestrian accessibility improvements from Sunrise Highway and Grand Avenue. The company is seeking a 30 year PILOT Agreement, a Sales Tax Exemption on \$37,147,804.00 and Mortgage Recording Tax Exemption. The project expects to create 8.5 full time equivalent jobs and approximately 200 construction jobs. Eric Mallette made a motion to adopt a Due Diligence Resolution for the proposed project. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

CenterPoint Inwood, LLC: John Gordon (Forchelli Deegan Terrana LLP) made a presentation and answered Board Members' questions regarding the proposed project to be located at 65 Rason Road in Inwood. CenterPoint Inwood LLC seeks to develop an approximately 138,245 square foot 2 story building on 8.7 acres of vacant land located at 65 Rason Road in Inwood. The building will contain a high-ceiling warehouse, office space, integrated rooftop parking and loading docks. The company also plans improvements on the property including surface parking and landscaping. CenterPoint Inwood LLC is seeking a 15 year PILOT Agreement and a Sales Tax Exemption on \$26,400,000.00. The tenant is to be determined but will likely be a single tenant in need of a distribution type of warehouse. The project expects to generate 25 full time jobs and approximately 75 construction jobs. Thomas Grech made a motion to adopt a Due Diligence Resolution for the proposed project. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Equity One Northeast/Regency Centers LP: John Gordon (Forchelli Deegan Terrana LLP) addressed the Board regarding the request by Equity One Northeast/Regency Centers LP (The Galleria at Westbury) to extend their Lease and PILOT Agreements for 5 years as described in their existing documents. According to the Agreements, the company would qualify for the extension as long as they had met their employment requirements. IDA Staff confirmed that the company has been in full compliance yearly since receiving the PILOT and has met and/or exceeded all of their employment requirements. Flo Girardi made a motion to approve the 5 Year Lease and PILOT Extension. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Valley Stream Green Acres – Tenant Consent for Frozen D-Lite: Flo Girardi made a motion to approve the tenant consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream, for Frozen D-Lite, a frozen dessert kiosk. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Executive Session: At 9:55 a.m., Flo Girardi made a motion to enter into Executive Session to discuss a matter of personnel. This motion was seconded by Thomas Grech. All were in favor. Motion carried. At 10:33 a.m., Flo Girardi made a motion to come out of Executive Session. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

CEO's Report: Fred Parola, CEO, updated the Board on the status of current projects.

Todd Shapiro and Associates: Flo Girardi made a motion adopt a Ratifying and Confirming Resolution to pay Todd Shapiro & Associates for public relations services from June 1 through September 30, 2022. This motion was seconded by Thomas Grech. 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 August 23, 2022. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Report of the Treasurer:

Flo Girardi made a motion to adopt the 2023 Draft Budget. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

The Board was furnished with copies of the Financial Statements and Expenditure List for August 17 – September 13, 2022. Eric Mallette advised the Board that the Agency's accounts were in good order.

Committee Updates: Committees met prior to the Board meeting.

Flo Girardi made a motion to adjourn the meeting at 10:35 a.m. This motion was seconded by Bob Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary. Flo Girardi, Chairman