



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

Frederick E. Parola
Chief Executive Officer

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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
November 16, 2022, 9:00 a.m.
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: Consideration of an Authorizing Resolution for 159 Hanse Avenue LLC (Natural Market), 159 Hanse Avenue Freeport, **Village of Hempstead:** Consideration of a Termination and Recapture of Benefit of Alphamore LLC, 50 Clinton Street, Hempstead, **New Business:** Consideration of an Authorizing Resolution for Rock 50 LLC, 50 North Park Avenue, Rockville Centre, Consideration of a Consent for a Mortgage Refinance for The Vantage on Roosevelt, 4654 Roosevelt Avenue, Valley Stream, CEO Report, **Old Business:** Consideration and Adoption of the Minutes October 25, 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
Jill Mollitor

Village of Freeport Members

Hon. Robert T. Kennedy
Wilma Lancaster
Mark Davella

Village of Hempstead Members:

Daniel Oppenheimer
Joylette Williams
Stacey Lucas
Kevin Boone

Also in attendance:

Frederick E. Parola, CEO
Edie Longo, CFO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Laura Tomeo, Deputy Agency Administrator
Paul O'Brien, Phillips Lytle LLP
Bill Weir, Nixon Peabody
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

Thomas Grech, Member
Robert Bedford, Board Member
John E. Ryan, Agency Counsel
LaDonna Taylor

The meeting was called to order at 9:05 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public. There was no public comment.

Village of Freeport:

Consideration of an authorizing Resolution 159 Hanse Avenue LLC (Natural Foods), 159 Hanse Avenue, Freeport:

Dan Deegan made a presentation to the Board on behalf of 159 Hanse Avenue LLC, (Natural Foods) 159 Hanse Avenue, Freeport. Eric Mallette made a motion to approve an Inducement Resolution for 159 Hanse Avenue LLC, (Natural Foods) 159 Hanse Avenue, Freeport for sales tax exemption, Mortgage Recording Tax, and a 15-year PILOT. The applicant intends to purchase and renovate an existing 67, 307 square foot industrial building housed on 2.3 acres located within the Village of Freeport. The building will be updated with energy efficient state of the art equipment aimed towards the distribution of high quality, organic and natural dairy products along the east Coast. Mayor Kennedy spoke in favor of the project. This motion was seconded by Mark Davella. All were in favor. Motion carried

Village of Hempstead:

Consideration of a Termination and Recapture of Benefits of Alphamore LLC, 50 Clinton Street, Hempstead:

Arlyn addressed the board about Alphamore's failure to make PILOT payments for 2nd half General 2022 and School 1st half School for 2022-2023. Alphamore did not send a representative to speak on behalf of the company. The Board voted to Terminate the benefits and lease agreement with the IDA. Flo Girardi made a motion to Terminate Alphamore's IDA's PILOT benefits. This motion was seconded by Stacey Lucas. Eric Mallette recused. Flo Girardi, Jack Majkut, Jill Mollitor, and Jerry Kornbluth were all in favor. Motion carried.

Consideration of an Authorizing Resolution for Rock 50 LLC, 50 North Park Avenue, Rockville Centre:

Dan Baker made a presentation to the board on behalf of Rock 50 LLC, 501 North Park Avenue, Rockville Centre. Flo Girardi made a motion to approve an authorizing resolution for Rock 50 LLC, 50 North Park Avenue, Rockville Centre granting a PILOT Agreement for 15-years Sales Tax Exemption and Mortgage Tax Exemption. 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 renovated in order too suit the needs of Class A office Tenants. Building Systems will be upgraded and/or replaced. The building is located on 1.04-acre parcel within the Village of Rockville Centre. The property was previously owned by the Diocese of Rockville Centre and is vacant. The property was purchased in 2021. This motion was seconded by Eric Mallette. All were in favor. Motion carried

Consideration of a Consent for a Mortgage Refinance for The Vantage on Roosevelt, 4654 Roosevelt Avenue, Valley Stream:

Mike Lodato addressed the Board on behalf of The Vantage on Roosevelt a Market Rate Housing Project in Valley Stream. The applicant has almost completed construction of The Vantage project located at 50 Roosevelt Avenue in Valley Stream and is converting the construction loan to permanent financing. Flo Girardi made a motion to approve a Consent for a Mortgage Refinance for The Vantage on Roosevelt. This motion was seconded by Jack Majkut. All were in favor. Motion carried

New Business:

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

Old Business:

Reading and Approval of Minutes of Previous Meeting(s):

Minutes of the October 25, 2022, Board Meeting: Eric Mallette made a motion to adopt the minutes of October 25, 2022. This motion was seconded by Flo Girardi. All were in favor. Motion carried. No action was taken.


Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for October 19, 2022 – November 9, 2022


Committee Updates: There were no updates

Executive Session: Flo Girardi made a motion to go into executive session at 9:31 a.m. to discuss matters of litigation and personnel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 10:12 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Adjournment: Flo Girardi made a motion to adjourn the meeting at 10:13 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.


Jack Majkut, Secretary
December 20, 2022


Flo Girardi, Chairman