

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

Frederick E. Parola
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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

February 28, 2023, 9:00 a.m.
Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: No New Business, **Village of Hempstead:** Presentation 9:00 a.m. and Consideration of a Re-instatement of the Alphamore LLC project, 50 Clinton Street, Hempstead, Consideration of a Resolution for a 2-year PILOT Extension for 110 Graham Realty, 110 West Graham Avenue, Hempstead, Update on Carmen Place Apartments, Bedell and Main Street, Hempstead (discussion purposes only) **New Business:** Consideration of an Authorizing Resolution for 875 Merrick Avenue LLC, 875 Merrick Avenue, Westbury, Consideration of an Inducement Resolution and 7-year PILOT Extension for 2 Endo Boulevard LLC/Richner Communications, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – LDL (LUS Licensing LLC), Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook – Summit Health, Consideration of a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook – South Nassau Dermatology, Consideration of an Approval of a Subdivision and Easement for 3235 Hempstead Mid Rockland Levittown, 3235 Hempstead Turnpike, Levittown, CEO Report, Summary of Board Members Self-Evaluations, Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel (tabled from January), Consideration of a Resolution to reappoint Nixon Peabody and Phillips Lytle LLP as Transaction/Bond Counsel (tabled from January), **Old Business:** Consideration of an Amended Committee List, Compliance Review 2022, Consideration and Adoption of the Minutes January 24, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, January 18, 2023 – February 21, 2023, Committee Updates, Executive Session, Adjournment

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

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
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
Paul O'Brien, Phillips Lytle LLP
Barry Carrigan, Nixon Peabody
John E. Ryan, Agency Counsel
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused: Robert Bedford, Board Member

The meeting was called to order at 9:06 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public. Katherine Gary addressed the board regarding Carmen Place Apartments, Bedell and Main Street, Hempstead. She is not in favor of the project. Bradley Hinto also spoke about the numerous PILOTs in the Village of Hempstead.

Village of Freeport: No new business

Village of Hempstead:

Consideration of a Resolution for a 2-year PILOT Extension for 110 Graham Realty, 110 West Graham Avenue,

Hempstead: Dan Baker made a presentation to the Board on behalf of 110 Graham Realty, 110 West Graham Avenue, Hempstead. This applicant is looking to extend their PILOT for 2-years in order to renovate an existing 103,000 square foot building on 3.8 acres of land within the Village of Hempstead located at 11 W. Graham Avenue. The renovations include lifts for additional parking, as well as maintaining the required brand compliance upgrades set forth by Mercedes-Benz USA Evolution. The renovation will also include, but not limited to new furniture at the facility, flooring, wall and paint finishes, shop equipment, HVAC repairs, façade renovations, structural repair, EV charging infrastructure and signage. This project has and will continue to be used as an automotive repair/service center. This site also abuts the only distressed area within the Town of Hempstead. Flo Girardi made a motion to table the Resolution for a 2-year PILOT Extension for 110 Graham Realty. The motion was seconded by Tom Grech. Kevin Boone was not in favor. Jill Molitor, Jack Majkut, Jerry Kornbluth, Daniel Oppenheimer, Joylette Williams, and Stacey Lucas were all in favor. Motion carried.

Presentation 9:00 a.m. and Consideration of a Re-instatement of the Alphamore LLC project, 50 Clinton Street,

Hempstead: Dan Baker the Attorney representing Alphamore LLC and William Segal Partner of Alphamore LLC, addressed the board on behalf of Alphamore LLC. Alphamore recognized their failure to comply and going forward they will be more available to the agency and submit timely information, payments and requests for information. The board decided to rescind their termination subject to an escrow account being established for 6 months of PILOT payments. Flo Girardi made a motion to Re-instate the Alphamore LLC project, 50 Clinton Street, Hempstead. The motion was seconded by Tom Grech. Eric Mallette Recused. All were in favor. Motion carried.

Update on Carmen Place Apartments, Bedell and Main Street, Hempstead (discussion purposes only): Barry Carrigan of Nixon Peabody updated the board on Carman Place Apartments.

New Business:

Consideration of an Authorizing Resolution for 875 Merrick Avenue LLC, 875 Merrick Avenue, Westbury: Dan Deegan Attorney representing 875 Merrick, LLC, 875 Merrick Avenue, Westbury addressed the board. The applicant intends to renovate an existing 43,647 square foot building housed on 2.08 acres located in Westbury. The building will be updated and marketed to non-retail tenants for office space. The building was previously occupied by Geico and is in need of substantial repair. Those repairs include but not limited to the roof, façade and building systems as well as renovating the interior of the current building. Flo Girardi made a motion to adopt an Authorizing Resolution for 875 Merrick Avenue LLC. Inclusive of a 15-year PILOT, Sales Tax Exemption and Mortgage Recording Tax Exemption. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of an Inducement Resolution and 7-year PILOT Extension for 2 Endo Boulevard LLC/Richner

Communications: Dan Deegan Attorney representing 2 Endo Boulevard LLC/Richner Communications made a presentation to the board. The applicant intends to renovate an existing 77,000 square foot building located on 1.85 acres at 2 Endo Blvd, Garden City (this is inclusive of indoor parking) Approximately 15,000 square feet of the building is used as a public self-storage facility. This project had received an extension on its IDA benefits which have expired as of 12/31/22. The operations at the location consist of printing and publishing the Long Island Herald. The renovations shall include but not be limited to HVAC, Computer Hardware and Software, Manufacturing equipment and fire safety and security. They currently employ 93 employees. Flo Girardi made a motion to extend the PILOT for an additional 7 years for 2 Endo Boulevard LLC/Richner Communications. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – LIDL (LUS Licensing LLC): Flo Girardi made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – LIDL (LUS Licensing LLC) The tenant will occupy approximately 22,789 square feet of space and will create approximately (43) full time jobs. 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 LLC, 444 Merrick Road, Lynbrook – Summit Health: Tom Grech made a motion to approve a Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook – Summit Health. The tenant Summit Health, a multi-specialty medical practice that currently operates out of the space, Pulmonary & Critical Care Consultants. The physicians and staff currently operating in the premises will remain, they are simply entering into a new lease agreement with a new entity. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of Tenant Consent for 444 Merrick Road LLC, 444 Merrick Road, Lynbrook – South Nassau Dermatology: Flo Girardi made a motion to approve a Tenant Consent for 444 Merrick Road, 444 Merrick Road, Lynbrook – South Nassau Dermatology. South Nassau Dermatology, PC, a dermatology medical practice, is looking to obtain approvals for their new location at 444 Merrick Rd., Suite 300, Lynbrook NY, 11563. South Nassau Dermatology currently operates three offices throughout Long Island, and this will be their fourth. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of an Approval of a Subdivision and Easement for 3235 Hempstead Mid Rockland Levittown, 3235 Hempstead Turnpike, Levittown: Mike Lodato addressed the board on behalf of 3235 Hempstead Mid Rockland. This applicant intends to transfer the property by sale of 1 acre of undeveloped vacant land to Safeguard Storage Properties. No adjustment will be made to the PILOT. Flo Girardi made a motion to approve the Subdivision and Easement for 3235 Hempstead Mid Rockland Levittown. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

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

Summary of Board Member Self-Evaluations – No vote needed. Tabled.

Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel: (This item was tabled from the January 24, 2023, Meeting.) Flo Girardi made a motion to reappoint of John E. Ryan Agency Counsel. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel: (This item was tabled from the January 24, 2023, Meeting.) Flo Girardi made a motion to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Old Business:

Consideration of an Amended Committee List: Mike addressed the board with the changes to the committee list. Flo Girardi made a motion to approve the amended changes to the Committee List and adding a new records retention committee. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Compliance Review 2022 – No vote needed.

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

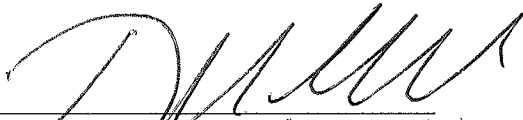
Minutes of the January 24, 2023, Board Meeting: Flo Girardi made a motion to adopt the minutes of January 24, 2023. This motion was second by Eric Mallette. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for January 18, 2023 – February 21, 2023.

Committee Updates: There were no updates.

Executive Session: None

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 10:56 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Jack Majkut, Secretary
March 21, 2023

Tom Brech, Vice Chairman