

Operations and Accomplishments
Town of Hempstead Industrial Development Agency
2022

The projects undertaken in 2022 centered on retail, housing and manufacturing. Such projects provided construction jobs and long-term economic development that greatly enhanced the region's viability.

The marketplace reflected the need for housing to address the shortage in the County. A major project in Lynbrook created a multi-family transit-oriented housing. Breslin Realty demolished vacant buildings and erected 201 residential units (55 studios, 111 one-bedroom units and 35 two-bedroom units in 278,014 square feet of space) with 205 on-site parking spaces. The total project cost is \$109 Million. Seven(7) full-time and three(3) part-time positions will be created by the second year of operation.

The Village of Freeport served as the situs for two housing projects. A \$43.584 million dollar project at the old Schooner Restaurant site was approved for a 89,936 square foot hotel run by Hilton Garden Inn. The project consists of 100 rooms with a ballroom and restaurant. Thirty(30) full-time and eleven(11) part-time positions will be created by the second year of operation.

A second development in Freeport consists of a 39,780 square foot multiple dwelling building with 31 units (1 studio, 26 one-bedroom and 4 two-bedroom) and 48 on-site parking spaces. The project will be totally workforce and affordable housing. The \$17.041 million dollar project will create one and a half(1.5) full-time equivalent jobs.

A new building in Garden City, consisting of 9,464 square feet, will house a commercial distribution center or pharmaceutical company. The \$33.792 million dollar project will create fifty(50) full-time positions by the second year.

Maxima Apparel Corp. will renovate a 78,909 square foot building in Westbury to accommodate its business of producing and marketing streetwear fashion products. A full rehabilitation of the structure will be undertaken. Fifty(50) per cent of the building will be rented to a third-party business. Total project costs are \$18.350 million dollars. Sixty(60) full-time and fifteen(15) part-time positions will be created.

An innovative proposal by Prosperity Holdings LLC-Paul's Auto Collision is the development of an auto collision and repair center in Garden City that focuses on specialized methods and practices for modern automobiles. The working area of the project is 11,900 square feet and the shop area is 10,628 square feet. By the third year, thirty(30) full-time positions will be created.

It is expected that 2023 will be an active year for development due to the number of pending projects brought forth in 2022 but not closed, and the improving economic climate.

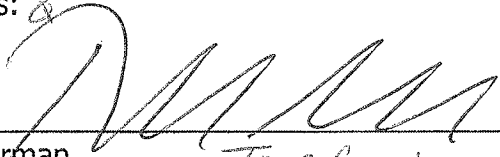
Adopted by Governance Committee:

Adopted: March 21, 2023

Resolution: 012-2023

Ayes: 5

Nays: 0



Vice Chairman Tom Guch.