

Board Members
Florestano Girardi
Eric C. Mallette
James Marsh
Jack Majkut
Robert Bedford
Cherice Vanderhall
Thomas Grech

Frederick E. Parola
Chief Executive Officer

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

April 18, 2023, 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: Emergency Ambulance Services (Discussion only), **Village of Hempstead:** No New Business, **New Business:** Consideration of an Authorizing Resolution for PGD Baldwin Commons, 785 Merrick Road, Baldwin, Consideration of an Authorizing Resolution for CenterPoint Inwood, LLC, 65 Rason Road, Inwood, Presentation and Consideration of an Inducement Resolution Baldwin Jaz LLC, Grand Avenue and Sunrise Highway, Baldwin, Consideration of a Tenant Consent for Uniqlo for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream, CEO Report, Synopsis of Annual Review 2022/Employment Shortfalls, Consideration and Adoption of the Minutes of March 21, 2023, , **Report of the Treasurer:** Financial Statements and Expenditure List, March 15, 2023 – April 11, 2023, Committee Updates, Executive Session, Adjournment

Those in attendance:

Florestano Girardi, Chairman
Thomas Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Robert Bedford, Board Member
Jerry Kornbluth, Board Member
Jill Mollitor, Board Member

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)

The meeting was called to order at 9:08 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:

Emergency Ambulance Services (Discussion only) Hon. Robert T. Kennedy, the Mayor of the Village of Freeport addressed the board on the Emergency Ambulance Service catastrophic fire that took place on Saturday April 1, 2023. At this time the company plans on rebuilding the facility and will keep us advised.

Village of Hempstead: No new business

New Business:

Consideration of an Authorizing Resolution for PGD Baldwin Commons, 785 Merrick Road, Baldwin: Dan Deegan the Attorney representing PGD Baldwin Commons, 785 Merrick Road, Baldwin made a presentation to the board. The applicant intends to demolish a current automobile storage lot and construct a new 32,759 square foot building on approximately .5 acres. This new complex will contain 33 units of workforce housing. The building will be comprised of 4 stories including 27 one bedrooms and 6 leasing offices, and a community room fitness room. All the units will be targeted to households earning up to 60% of the median area income. 10% of the units will be designed as fully handicap accessible and 4% will be designed for the hearing and visually impaired. The PILOT payments will be based on shelter rents. Tom Grech made a motion to adopt an authorizing resolution for PGD Baldwin Commons. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of an Authorizing Resolution for CenterPoint Inwood, LLC, 65 Ranson Road, Inwood: Dan Deegan the Attorney representing CenterPoint Inwood, LLC, 65 Ranson Road, Inwood. addressed the board. The applicant intends to develop a vacant 8.7-acre parcel with an approximate 138,245 square foot two-story structure, which will include a high-ceiling warehouse and office space, with integrated rooftop surface parking, 31 drive-up loading docks, and 2 drive-ins. Additional surface parking storm water drainage and landscaping improvements are also proposed. There will also be 15,000 square feet of wet land buffer upgrades. No tenant has been determined. Tom Grech made a motion to adopt an Authorizing Resolution for CenterPoint Inwood, LLC. Inclusive of a 15-year PILOT and Sales Tax Exemption. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Presentation and Consideration of an Inducement Resolution Baldwin Jazz LLC, Grand Avenue and Sunrise Highway, Baldwin: Elisabetta Coschignano the attorney for the applicant addressed the board. The applicant intends to demolish a used car lot and develop the site into a multi-family, transit-oriented development. The project will be comprised of 5 stories and 215 residential units, consisting of a mix of approximately 47 studios, 132 one-bedrooms and 36 two-bedroom units on 1.8 acres. There will be 5,000 square feet of ground floor restaurant and retail space, together with a public/private amenity space linking Grand Avenue with Sunrise Highway and contiguous with the proposed restaurant retail spaces. 251 on-site parking spaces will be provided. 10% of the units will be set aside as workforce housing. The building size will be approximately 59,341 square feet and project number will also include Community Space usable between the hours of 9 a.m. and 6 p.m. by the public, with an entrance on Harrison Avenue. Eric Mallette made a motion to adopt an Inducement Resolution for Baldwin Jazz LLC, Grand Ave and Sunrise Highway, Baldwin. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – Uniqlo, Valley Stream Green Acres: Flo Girardi made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – Uniqlo USA. The tenant will occupy approximately 13,995 square feet of space and will create approximately (20) jobs. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

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

Compliance Review 2022/Employment Shortfalls: - Arlyn addressed the Board on the outcome of the 2022 Compliance Review Employment shortfalls. No vote needed.

Synopsis of Annual Compliance Review 2022: Arlyn addressed the board about the IDA 2022 Synopsis Report – 73 projects were reviewed. No board action was taken.

LIBDC: Fred discussed hosting a possible luncheon/breakfast in conjunction with the LIBDC would like to sponsor that may take place in the Fall or the beginning of 2024 – no vote needed at this time.

Old Business:

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

Minutes of the March 21, 2023, Board Meeting: Eric Malette made a motion to adopt the minutes of March 21, 2023. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

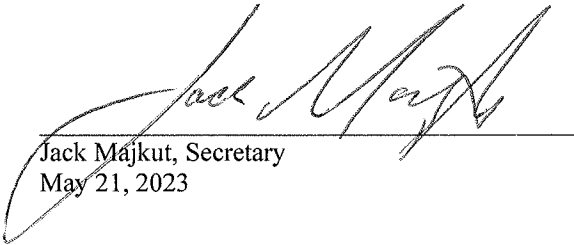
Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for March 15, 2023 – April 11, 2023.

Committee Updates: There were no updates.

Executive Session: Flo Girardi made a motion to go into executive session at 9:52 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 10:09 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried. No action was taken.

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 10:09 a.m. This motion was seconded by Bob Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary
May 21, 2023