



Board Members
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James Marsh
Jack Majkut
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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

May 23, 2023, 9:00 a.m.

Town Hall Pavilion, One Washington Street, Hempstead

Agenda: Village Business: Village of Freeport: North Shore Linen Mortgage refinance, 129 Hanse Avenue, Freeport, Consideration of a Due Diligence Resolution for The Gardens at Buffalo, 80-84 Albany Ave, Freeport **Village of Hempstead:** Consideration of an Extension of the Completion Date for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead, No New Business, **New Business:** Consideration of an Authorizing Resolution for Baldwin Jazz LLC, Grand Ave and Sunrise Highway, Baldwin, Consideration of an Authorizing Resolution for 111 Hempstead Tpke., West Hempstead, Consideration of a Resolution to Approve the Proposal by NYSID/Seery Systems for scanning, digitizing, and disposing of IDA documents, Consideration and Adoption of the Agency By Laws, Consideration and Adoption of the Travel Policy, Consideration and Adoption of the Retail Policy, Consideration and Adoption of the Recapture and Termination Policy, Consideration and Adoption of the Fee Schedule, Consideration and Adoption of the Code of Conduct/Whistleblower Policy, Consideration and Adoption of the Time and Leave Policy, **New Business – Other,** CEO's Report, LIBDC 53rd Annual Conference Save the Date, **Old Business:** None, **Reading and Approval of Previous Minutes:** Consideration and Adoption of the Minutes of April 18, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, April 12, 2023 – May 16, 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
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)

Absent:

Lorraine Rhoads, Agency Administrator

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 a Mortgage Refinance for North Shore Linen, 129 Hanse Avenue, Freeport: The borrowers, collectively, 800 Chettic Avenue LLC, and 20 Rider Place, LLC, will be refinancing their current loans with Bank of America (BOA) and the US Small Business Administration (Pursuit) to consolidate debt, pay off debt, and capitalize the operating entity and corporate guarantor, North Shore Linen Inc. No new money will be financed. Eric Mallette made a motion to approve a Consideration of a Mortgage Refinance for North Shore Linen in the amount of \$3,212,503.00. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Due Diligence Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport: Howard Colton, the attorney representing the Gardens at Buffalo 80-84 Albany Avenue, Freeport addressed the Board. The current property consists of an approximately 2.5355-acre parcel with a warehouse, small one-story office building and three 3-story residential apartment buildings. The applicant seeks to add a story addition to the three 3-story buildings and will construct an additional two 5-story structures attaching to the existing residential structures for a total of 200 rental apartment units. The warehouse will be demolished, and the office building will be renovated for the purpose of community amenities. Upon completion the project will be approximately 165,936 square feet. The 5 constructed and renovated buildings will consist of with the following breakdown: 10 studio apartments, 100 1-bedroom units, 70 two-bedroom and 20 3-bedroom units. There will be a 10% set aside for workforce housing. The parking will be as follows: 132 within the stacked parking structure, plus 45 on-site parking spots, for a total of 177. Mayor Robert Kennedy of Freeport and Mark Davella spoke in favor of the project. Tom Grech made a motion to adopt a Due Diligence Resolution for The Gardens at Buffalo. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Village of Hempstead:

Consideration of an Extension of the Completion Date for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead: Dan Baker the attorney representing FAD Henry addressed the Board on the completion FAD Henry project. FAD Henry in the past few years has experienced serious delays in completing construction due to COVID-related issues of supply chain shortages, delays and work stoppage. Presently, the bulk of construction is done with only limited items necessary for completion. The lighting and electrical is being finished currently and the remaining items include HVAC work and site/paving work. The necessary HVAC units are expected for delivery in June/July and can then be installed as soon as possible. Once the building is completed, sitework can then be finished and will have a full inspection by the Village of Hempstead and any other necessary agencies. Flo Girardi made a motion to extend the completion date for FAD Henry Street Food Corp to March 1, 2024. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

New Business:

Consideration of an Authorizing Resolution for Baldwin Jaz 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. 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. Flo Girardi made a motion to adopt an Authorizing Resolution for Baldwin Jaz LLC, Grand Ave and Sunrise Highway, Baldwin. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of an Authorizing Resolution for 111 Hempstead Tpke. LLC, 111 Hempstead Tpke., West Hempstead: John Gordon the Attorney representing 111 Hempstead Tpke. LLC, 111 Hempstead Tpke., West Hempstead. addressed the board. The applicant seeks to demolish a 302,652 square foot three story retail building on the west side of Broad Street as well as surface parking on both parcels. They plan to construct two (4) story buildings for a total of approximately 481,089 square feet on 9.43 acres. This includes 5,575 square feet of retail space located at 111 Hempstead Turnpike in West Hempstead. The project will also include improving streetscapes and constructing two (4) story buildings containing a total

of 428 apartments units and retail use. The complex will be configured with a total of market rate apartments allocated as follows: (38) studio/one -bathroom, (173) one-bedroom/one-bathroom apartments, (153) two-bedroom/two-bathroom apartment) and forty (64) three-bedroom/two-bathroom apartments. The board conveyed the following benefits: a 20-year PILOT, Sales Tax Exemption and Mortgage Recording Tax. Tom Grech made a motion to adopt an updated Authorizing Resolution for 111 Hempstead Tpke. LLC, 111 Hempstead Tpke., West Hempstead. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Resolution to Approve the Proposal by NYSID/Seery Systems for scanning, digitizing, and disposing of IDA documents: Mike Lodato addressed the board on the scanning process and how Seery Systems scan and dispose of our documents properly. Flo Girardi made a motion to adopt a Resolution to approve the Proposal by NYSID/Seery Systems for scanning, digitizing, and disposing of IDA documents for an amount not to exceed \$48,841.50. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration and Adoption of the By Laws: Flo Girardi made a motion to adopt the Agency's By Laws, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Travel Policy: Flo Girardi made a motion to adopt the Agency's Travel Policy, as approved by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration and Adoption of the Retail Policy: Flo Girardi made a motion to adopt the Agency's Retail Policy, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Recapture and Termination Policy: Flo Girardi made a motion to adopt the Agency's Recapture and Termination Policy, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Fee Schedule: Flo Girardi made a motion to adopt the Agency's Fee Schedule, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Code of Conduct/Whistleblower Policy: Flo Girardi made a motion to adopt the Agency's Code of Conduct/Whistleblower Policy, as approved by the Audit Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Time and Leave Policy: Flo Girardi made a motion to adopt the Agency's Time and Leave Policy, as approved by the Time and Leave Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

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 April 18, 2023, Board Meeting: Eric Malette made a motion to waive the reading and to adopt the minutes of April 18, 2023. This motion was seconded by Bob Bedford. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for April 12, 2023 – May 16, 2023.

Committee Updates: There were no updates.

Executive Session: No executive session

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 9:48 a.m. This motion was seconded by Tom Grech. All were in favor. Motion carried.



Jack Majkut, Secretary
June 20, 2023

Tom Grech, Vice Chairman