



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

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

July 18, 2023, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: No New Business, **Village of Hempstead:** No New Business, **New Business:** Consideration of a Re-authorizing Resolution for Inwood Property Development LLC, 360-370 Bayview Avenue, Inwood, Consideration of an Inducement Resolution for Ocean Ave Marina, Inc., 50 & 80 Waterfront Blvd., Island Park, **New Business – Other,** CEO's Report, LIBDC 53rd Annual Conference Resolution for October 4th -5th, **Old Business: Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of June 20, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, June 14, 2023 – July 11, 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, 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
Bill Weir, Nixon Peabody
John E. Ryan, Agency Counsel
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Absent:

Robert Bedford, Board Member
Jill Mollitor, 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. There was no public comment.

Village of Freeport: No New Business

Village of Hempstead: No New Business

New Business:

Consideration of a Re-authorization for Inwood Property Development LLC, 360-370 Bayview Avenue, Inwood: Peter Curry the Attorney representing Inwood Property Development, LLC., 360-370 Bayview Avenue, Inwood, New York 11557. The applicant intends to construct a 48unit, 52,582 square foot building on .23 acres of land. The building will be comprised of 20 one-bedroom units, 15 two-bedroom units, and 12 three-bedroom units, as well as 1 studio. 25% of the units will be affordable based off of an 80% AMI or less. The board conveyed the following benefits: a 20-year PILOT, Sales Tax Exemption and Mortgage Recording Tax. Flo Girardi made a motion to adopt an updated Authorizing Resolution for Ocean Avenue Marina, Inc., 50 & 80 Waterfront Blvd., Island Park. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of a Resolution to Approve the LIBDC Annual 2023 Conference (Hand up): Arlyn Eames addressed the board on the LIBDC 2023 Annual Conference on October 4-6. August 15, 2023, is the RSVP date. Flo Girardi made a motion to adopt a Resolution to approve board and staff attendance at the LIBDC Annual 2023 Conference. This motion was seconded by Tom Grech. 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 June 20, 2023, Board Meeting: Eric Malette made a motion to waive the reading and to adopt the minutes of June 20, 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 June 14, 2023 -July 11, 2023.

Committee Updates: There were no updates.

Meeting Suspension: Flo Girardi made a motion to suspend the IDA Board Meeting at 9:18 a.m. to await the arrival of John Vitale, CEO of Ocean Ave Marina. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Flo Girardi made a motion to reconvene the IDA Board Meeting at 9:27 a.m. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of an Inducement Resolution for Ocean Avenue Marina, Inc., 50 & 80 Waterfront Blvd., Island Park: Peter Curry the attorney for the applicant addressed the board along with John Vitale, CEO of Ocean Avenue Marina. The applicant is proposing to demolish the two current buildings and construct one building located at 50 and 80 Waterfront Blvd., Island Park. The project will include construction a 4-story residential apartment building, the second, third and fourth stories will consist of 117one and two-bedroom units varying configurations and square footage. The project will include74 one unit bedroom units averaging 807 square feet in size, and 43 two-bedroom units averaging1,147 square feet in size. The units will be constructed on top of a first-floor parking structure with a total of 196 parking spaces. The property is approximately 3.58 acres, and the new building will be approximately 135,406 square feet. The proposed development will also be significantly elevated and will raise the habitable spaces and equipment to approximately 18 feet above sea level. This will eliminate flooding in that area The board conveyed the following benefits: a 20-year PILOT, Sales Tax Exemption and Mortgage Recording Tax. Flo Girardi made a motion to adopt an Inducement Resolution for Ocean Avenue Marina, Inc., 50 & 80 Waterfront Blvd., Island Park. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Executive Session: No executive session

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 9:23 a.m. This motion was seconded by Tom Grech. All were in favor. Motion carried.



~~Jack Majkut, Secretary~~ Flo Girardi, Chairman
~~July 20, 2023~~ August 20, 2023