

Frederick E. Parola  
Executive Director  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

August 22, 2023, 9:00 a.m.  
Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: Village Business: Village of Freeport:** Consideration of an Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport, **Village of Hempstead:** Consideration of a termination of Benefits for FAD Henry Strett Food Corp., 216-228 Henry Street, Hempstead, Update Alphamore LLC, 50 Clinton Street, Hempstead, **New Business:** Consideration of a Tenant consent for Mamma Mia Gelato for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for National Financial for 900 Stewart Avenue Holdings, 900 Stewart Avenue, Garden City, **New Business – Other,** CEO's Report, Consideration of an Amended Recurring Expenses Resolution, **Old Business:** None, **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of July 18, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, July 12, 2023 – August 15, 2023, Executive Session, Adjournment

Those in attendance: Florestano Girardi, Chairman  
Thomas Grech, Vice Chairman  
Eric C. Mallette, Treasurer  
Robert Bedford, Board Member  
Jill Mollitor, Board Member  
Jerry Kornbluth, Board Member

Village of Hempstead Members: Joylette Williams  
Stacey Lucas

Village of Freeport Members: Hon. Robert T. Kennedy, Freeport Member  
LaDonna Taylor  
Vilma Lancaster

Also in attendance: Frederick E. Parola, CEO  
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: Jack Majkut, Secretary  
Edie Longo, CFO  
Dan Oppenheimer, Hempstead Member  
Mark Davella, Freeport Member

The meeting was called to order at 9:02 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 an Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport:** Jack Martins the attorney for the applicant addressed the board along with Daniel and David Goldstein. The current property consists of an approximately 2.5355-acre parcel with a warehouse, small one-story office building and 3-story residential apartment buildings. The applicant seeks to add a story addition to the 3-story building and will construct 2 additional 5-story structures that will be attached 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 the following breakdown: 10 studio apartments, 100 1-bedroom units, 70 two-bedroom and 20 3-bedroom units. There will be 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. Flo Girardi made a motion to adopt an Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

**Village of Hempstead:**

**Consideration of a Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead:** Dan Baker updated the Board on their default status with the project. They are currently looking for funding to finish the project. Robert Bedford requested proof of funds to pay off bridge loan and proof of financing. Thomas Grech requested information on any outstanding Village and Town violations such as expired building permits. Flo Girardi made a motion to table the Termination of Fad Henry Street Food Corp., 216-228 Henry Street, Hempstead, until the September Board Meeting. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Update Alphamore LLC, 50 Clinton Street, Hempstead:** Arlyn Eames and Dan Baker updated the Board on Alphamore's financial status. Their PILOT payments are up to date and are in good standing at the moment. No vote needed.

**New Business:**

**Consideration of a Tenant Consent for Mamma Mia Gelato for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream:** Flo Girardi made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall Road, Valley Stream – MIA Gelato. The tenant will occupy approximately 296 square feet of space and will create approximately (8) jobs. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Tenant Consent for National Financial for 900 Stewart Avenue Holdings, 900 Stewart Avenue, Garden City:** Flo Girardi made a motion to approve a Tenant Consent for Stewart Avenue Holdings LLC and National Financial Network, Inc. The tenant will occupy approximately 9,970 square feet of space and will create approximately (45) jobs. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

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

**Consideration of an amended Recurring Expenses Resolution:** Mike Lodato addressed the Board on the changes that were made to the Recurring Expense Resolution. We added W.B. Mason to the list due to Staples canceling their credit card. Eric Mallette made a motion to approve the amended Recurring Expense Resolution. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Old Business:**

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

**Minutes of the July 18, 2023, Board Meeting:** Eric Malette made a motion to waive the reading and to adopt the minutes of July 18, 2023. This motion was seconded by Robert 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 July 12, 2023 - August 15, 2023.

**Preliminary 2024 Budget (discussion only):** Laura Tomeo discussed the DRAFT Budget and Four-Year Financials with the Board and answered any question that they had.

**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 9:38 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



---

Flo Girardi, Chairman  
September 19, 2023