

Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
September 19, 2023, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Consideration of an Authorizing Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport, Consideration of an Inducement Resolution for Bishop Manor Freeport, 106 Broadway, Freeport, **Village of Hempstead:** Consideration of a Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead (Tabled from August), **New Business:** Consideration of an Inducement Resolution West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream, **New Business – Other,** CEO's Report, , Consideration of Ratifying and Confirming Resolutions to Reimburse Thomas Grech and Michael Lodato for LIBDC Annual Conference Expense, 2022 Annual Progress Assessment of Projects/Authority Budget Office 2023 Website Review, **Old Business:** None, **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of August 22, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, August 16, 2023 – September 12, 2023, Executive Session, Adjournment

Those in attendance:

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

Village of Hempstead Members:

Joylette Williams
Stacey Lucas
Dan Oppenheimer

Village of Freeport Members:

Hon. Robert T. Kennedy, Freeport Member
LaDonna Taylor
Vilma Lancaster
Mark Davella

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
Barry Carrigan, Nixon Peabody
John E. Ryan, Agency Counsel
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

Kevin Boone, Hempstead 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 Hempstead:

Consideration of a Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead (Tabled from August): Dan Baker the attorney representing the applicant addressed the Board on the status of the outstanding construction loan and the new loan they are seeking. Fad Henry is also in the process of getting the building permit renewed with the Village of Hempstead. Tom Grech made a motion to table the Termination of Fad Henry Street Food Corp., 216-228 Henry Street, Hempstead, until the October Board Meeting. This motion was seconded by Flo Girardi. Flo Girardi, Thomas Grech, Eric C. Mallette, Jack Majkut, Secretary, Robert Bedford, Jill Mollitor, Jerry Kornbluth, Stacey Lucus, and Dan Oppenheimer were in favor. Joylette Williams was not in favor. Motion carried.

Village of Freeport:

Consideration of an Inducement Resolution for Bishop Manor Freeport, 106 Broadway, Freeport: Dan Deegan the attorney representing the applicant addressed the Board. The applicant seeks to develop an approximately 76,669 square foot 80 unit residential apartment building on .69 acres of vacant land in the Village of Freeport. The site is currently owned by Refuge Apostolic Church of Christ along with adjacent land which is improved by the church. The existing lot will be subdivided to separate the church from the development site. This is a 100% affordable project. Tom Grech made a motion to adopt an Inducement Resolution for Bishop Manor Freeport, 106 Broadway, Freeport for benefits including 20-year PILOT, Mortgage Recording Tax Exemption, Sales Tax Exemption. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of an Authorizing Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport: Jack Martins the attorney for the applicant addressed the Board. 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 will add a 1-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. Jack Majkut made a motion to adopt an Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue, Freeport including a . This motion was seconded by Flo Girardi. All were in favor. Motion carried.

New Business:

Consideration of an Inducement Resolution West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream:

Michael Webb the attorney for the applicant addressed the board. The applicant seeks to demolish an approximately 18,000 square foot building within the Village of Valley Stream and construct approximately 81,375 square foot on .574 acres of land. For a family rental development containing 63 units in total that the company will manage. The unit mix will be: 16 studio apartments, 29 one bedroom, 18 two bedroom as well as 56 parking spaces. This project will be 100% market rate. Tom Grech made a motion to adopt an Inducement Resolution for West Jamaica Holdings, 54 and 68 West Jamaica Avenue, Valley Stream including 15-year PILOT, mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Flo Girardi. All were in favor. Motion carried.

New Business -Other:

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

Consideration of Ratifying and Confirming Resolutions to Reimburse Thomas Grech and Michael Lodato for LIBDC

Annual Conference Expense: Flo Girardi made a motion to approve a Ratifying and Confirming Resolution to Reimburse Thomas Grech and Michael Lodato for the LIBDC Annual Conference October 4th, 5th, and 6th, 2023 and for an amount not to exceed \$983.00 per individual. This motion was seconded by Robert Bedford. Thomas Grech recused. Jill Mollitor, Jack Majkut, Jerry Kornbluth, and Eric Mallette. All were in favor. Motion carried.

2022 Annual Progress Assessment of Projects/Authority Budget Office 2023 Website Review: Flo Girardi made a motion to approve the 2022 Annual Progress Assessment of Projects/Authority Budget Office 2023 Website Review. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Old Business:

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

Minutes of the August 22, 2023, Board Meeting: Eric Mallette made a motion to waive the reading and to adopt the minutes of August 22, 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 August 16, 2023 – September 12, 2023.

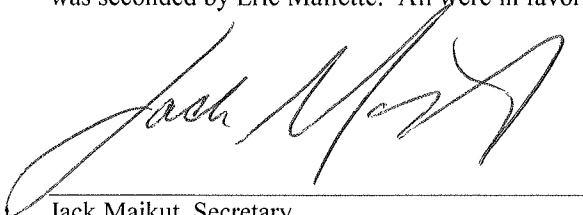
Consideration and Adoption of the Draft 2024 Budget: The budget will be forwarded to the Town Clerk, Supervisor for a 20-day Public Comment period. Flo Girardi made a motion to adopt the Draft 2024 Budget. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Committee Updates: There were no updates.

Executive Session: Tom Grech 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 Flo Girardi. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 10:20 a.m. This motion was seconded by Robert Bedford. 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 10:26 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

A handwritten signature in black ink, appearing to read "Jack Majkut", written over a horizontal line.

Jack Majkut, Secretary
October 24, 2023