



Board Members
Florestano Girardi
Eric C. Mallette
Jack Majkut
Robert Bedford
Thomas Grech
Jerry Kornbluth PhD
Jill Mollitor

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

November 21, 2023, 9:00 a.m.

Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Presentation and Consideration of an Inducement Resolution for a PILOT extension and sales tax exemption for Dover Freeport LLC, 27 St. John's Place, Freeport (tabled from October), **Village of Hempstead:** Consideration of Termination of Benefits for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead **New Business:** Consideration of a sales tax exemption extension (of time only) for Beechwood Merrick LLC, 695 Merrick Avenue, Westbury, Consideration of a sales tax exemption extension (of time only) for Prosperity Ave Holdings LLC/Paul's Auto Collision, Inc. 2022 Facility, 585 Commercial Avenue, Garden City, New York, Consideration of a Tenant Consent for 200 West Optic LLC dba My Eye Dr. at Equity One Northeast/Regency Centers LP, 900 Old Country Road, Westbury, Consideration of a Tenant Consent for Dream Snack of NY Inc. dba Wetzl's Pretzels at Valley Stream Green Acres Mall, 2034 Green Acres Mall, Valley Stream, **New Business – Other, CEO's Report, Old Business: None, Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of October 24, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, October 18, 2023 – November 14, 2023, **Executive Session, Adjournment**

Those in attendance:

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

Village of Freeport:

Mayor Robert T. Kennedy
Vilma Lancaster
LaDonna Taylor
Mark Davella

Village of Hempstead Members:

Joylette Williams

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:

Dan Oppenheimer, Hempstead Member
Stacey Lucas, Hempstead Member
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 Freeport:

Presentation and Consideration of an Inducement Resolution for a PILOT Extension and Sales Tax Exemption for Dover Freeport LLC, 27 St. John's Place, Freeport:

Peter Kramer the attorney for the applicant addressed the board. Mayor John Kennedy of Freeport and Mark Davella, Freeport Village Member, spoke highly of Dover Caterers in Freeport. The current property is in a PILOT and is set to expire on 12/31/23. The applicant is a wholesale distributor to the food and hospitality industry. This location has office and warehouse operations. The applicant seeks to upgrade its current operations by installing new furniture, floor coverings, trade equipment, garage doors, new HVAC systems, energy efficient equipment, loading dock, LED Lighting, an EV charging station and fleet, an energy efficient computer system and new phone system. The building is on 2.5 acres of land and is approximately 39,000 square feet in size. The applicant seeks to extend their PILOT an additional 15 years and requested a Sales Tax Exemption in the amount of \$2,350,000. Tom Grech made a motion to adopt an Inducement Resolution for a PILOT Extension and Sales Tax Exemption. This motion was seconded by Flo Girardi. 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

(Tabled from September and October): Daniel Baker, Greenberg, Traurig, LLP. updated the Board on the status of the new SBA loan they are seeking so they can complete the project. They have not currently received confirmation on the new loan. Dan Baker will update the IDA on the loan status and receipt of the building permit. No vote and no action taken.

New Business:

Consideration of a Sales Tax Exemption Extension (of time only) for Beechwood Merrick LLC, 695 Merrick Avenue, Westbury:

The applicant is requesting a 6-month extension of the Sales Tax Exemption with no additional funds granted, expiring June 30, 2024. The project was completed and in operation when the first extension was granted, the opening of the restaurant portion was delayed, as the company encountered difficulties securing a food and beverage operator coming out of the COVID lock downs. Flo Girardi made a motion to approve a Sales Tax Exemption Extension of time only for Beechwood Merrick LLC, 695 Merrick Avenue, Westbury. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Sales Tax Exemption Extension (of time only) for Prosperity Avenue Holdings LLC/Paul's Auto Collision, Inc. 2022 Facility, 585 Commercial Avenue, Garden City, New York:

Prosperity Avenue Holdings LLC/Paul's Auto Collision, Inc is requesting a 6-month extension of the Sales Tax Exemption of time to complete the project, due to unanticipated delays caused by supply chain issues and other delays in part due to economic disruption caused by the COVID 19 Pandemic. The extension will bring us to June 30, 2024, with no additional funds granted. Flo Girardi made a motion to approve a Sales Tax Exemption Extension of time only. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for 200 West Optics LLC dba My Eye Dr. at Equity One Northeast/Regency Centers LP, 900 Old Country Road, Westbury: The leased premises of approximately 1,563 square feet and will create approximately (5) jobs shall be used and occupied for the retail sale and display of eyewear related accessories and the performance of eye examinations. The lease expiration will be 10/31/2028 with one (1) five-year option. Flo Girardi made a motion to approve a Tenant Consent for 200 West Optics LLC dba My Eye Dr. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration of a Tenant Consent for Dream Snack of NY Inc. dba Wetzl's Pretzels at Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream: Flo Girardi made a motion to approve the Tenant Consent for Dream Snack of NY Inc. doing business as, Wetzl's Pretzels at Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream. The Tenant will occupy approximately 940 square feet of space and will create approximately (10) jobs. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Executive Session: Flo Girardi made a motion to go into executive session at 9:16 a.m. to discuss matters of litigation and personnel. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 10:00 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Approval of Salary Increases for Arlyn Eames, Michael Lodato and Laura Tomeo (hand up): Flo Girardi made a motion to approve the salary increases for Arlyn Eames, Michael Lodato and Laura Tomeo. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

New Business -Other:

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 October 24, 2023, Board Meeting: Eric Malette made a motion to waive the reading and adopt the minutes of October 24, 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 October 18, 2023 – November 14, 2023.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 10:06 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.



Jack Majkut, Secretary
December 19, 2023