



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

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

January 23, 2024, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Village of Hempstead: Consideration of Termination and Recapture of Benefits for Alphamore LLC, 50 Clinton Street, Hempstead, **New Business:** Consideration of an Authorizing Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere, Consideration of an Authorizing Resolution for AIREF JFK IC LLC, 175 Roger Avenue and 41 Cerro Street, Inwood, Consideration of a Re-Authorizing Resolution for Inwood Property Development, 356-370 Bayview Avenue, Inwood, Consideration of a Resolution to amend the lease agreement for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for 900 Stewart Avenue Holdings Simon Agency, 900 Stewart Avenue, Garden City, Consideration of a Tenant Consent for Valley Stream Green Acres – Wakefern Food Corp. dba Shoprite, 2034 Green Acres Mall, Valley Stream, **New Business – Other,** CEO’s Report, Compliance 2023 Update, Summary of Confidential Evaluation of Board Performance 2023, Distribution of Board Self-Evaluation forms (included in meeting materials), Consideration of Appointment of Officers 2024, Consideration of Agency Committees 2024, Consideration of the recurring Expenses Resolution, Consideration of Resolution to reappoint John E. Ryan as Agency Counsel, Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction /Bond Counsel, Consideration of a Resolution to renew the Agency’s Membership with the LIBDC for 2024, Discussion and Consideration of the Construction Wage Policy (Prevailing Wage Policy), Discussion: Trust Account for Post-Retirement Health Insurance Benefits, Bond Allocation for 2024, **Old Business:** Update on late PILOT payments for BSREP III, 107 Charles Lindbergh Blvd, **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of December 19, 2023, **Report of the Treasurer:** Financial Statements and Expenditure List, December 12, 2023 – January 16, 2024, Consideration of Budget Line Transfers, **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 Hempstead Members:

Joylette Williams, Hempstead Member
Stacey Lucas, Hempstead Member
Dan Oppenheimer, Hempstead Member
Kevin Boone, Hempstead Member

Also in attendance:

Frederick E. Parola, CEO
Arlyn Eames, Deputy Financial Officer
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:

Michael Lodato, Deputy Executive Director

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 and Recapture of Benefits for Alphamore, LLC, 50 Clinton Street, Hempstead: Arlyn updated the Board on the status of Alphamore's outstanding PILOT payments with the IDA. The current Owner and the Attorney who represent Alphamore were not present at the Board Meeting. Flo Girardi made a motion to Terminate and Recapture Benefits from Alphamore LLC, 50 Clinton Street, Hempstead. This motion was seconded by Thomas Grech. Rev. Eric Mallette Recused. All were in favor. Motion carried.

New Business:

Consideration of an Authorizing Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere: John Gordon from Forchelli, Deegan and Terrana LLP, the attorney for the applicant addressed the board. The applicant seeks to erect a 2-story, 16-unit market rate rental housing development on approximately 0.8242 acres. located at 37 Conklin Ave, Woodmere. There will also be parking on the ground level. The building will be approximately 21,783 square feet, the total net rentable area will be approximately 20,069 square feet and there will be 42 total parking spaces on the site. The unit mix will be as follows: 12 – 2 bedrooms, 2 bath units and 4 -3 bedroom, 2.5 bath units. This is considered a transit orient development due to its proximity to the LIRR. Eric Mallette made a motion to adopt an Authorizing Resolution for Conklin Estates, 37 Conklin Avenue, Woodmere including a 20-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration of an Authorizing Resolution for AIREF JFK IC LLC, 175 Roger Avenue and 41 Cerro Street, Inwood: John Gordon from Forchelli, Deegan and Terrana LLP, the attorney for the applicant addressed the board. The applicant intends to demolish a single-family home on Cerro Street and construct on both properties an approximately 68,016 square foot one story warehouse/distribution center, this will also include 14 loading docks, and one drive in door. The site will contain 68 parking stalls and 2 of those stalls will be equipped to support electric vehicle charging stations. The complete acreage of the site is approximately 3.6764 acres of land. This site will have a tenant, but the current owners do not have one at the moment. Tom Grech made a motion to adopt an Authorizing Resolution for AIREF JFK IC LLC, 175 Roger Avenue and 41 Cerro Street, Inwood including 20-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Re-Authorizing Resolution for Inwood Property Development, 356-370 Bayview Avenue, Inwood: George Peters from Certilman Balin Adler & Hyman, LLP, the attorney for the applicant addressed the board. The applicant seeks to demolish the existing structures and to construct a 48 Unit, 52,582 square foot building on .69 acres of land. The building will be comprised of 15 one-bedroom units, 18 two-bedroom units, and 14 three-bedroom units, as well as 1 Studio. 100% of the units will be affordable. Jerry Kornbluth made a motion to adopt a Re-Authorizing Resolution for Inwood Property Development, 356-370 Bayview Avenue, Inwood including 20-year PILOT, Mortgage Recording Tax Exemption, and Sales Tax Exemption This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Resolution to amend the Lease Agreement for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream: Flo Girardi made a motion to table the Lease Agreement for Valley Stream, Green Acres, 2034 Green Acres Mall, Valley Stream until the next meeting. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Tenant Consent for 900 Stewart Avenue Holdings – Simon Agency, 900 Stewart Avenue, Garden City: Robert Bedford made a motion to approve a Tenant Consent for Stewart Avenue Holdings LLC – Simon Agency N.Y. Inc., 900 Stewart Avenue, Garden City. The tenant will occupy approximately 8,600 square feet of space and will create approximately (35) jobs. Simon Agency is an Insurance Brokerage Company. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – Wakenkern Food Corp. dba ShopRite, 2034 Green Acres Mall, Valley Stream: Tom Grech made a motion to approve a Tenant Consent for Valley Stream Green Acres – Wakenkern Food Corp. dba ShopRite, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 80,000 square feet of space and will create approximately (250) part-time jobs and (50) full-time positions. 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.

Compliance 2023 Update: Arlyn updated the board on the 2023 Compliance project. No vote needed.

Summary of Confidential Evaluation of Board Performance 2023: This item was tabled due to the lack of responses. No vote needed. This will appear on February's agenda.

Distribution of Board Self-Evaluation forms (included in meeting materials): This item was tabled due to the lack of responses. No vote needed.

Consideration of Appointment of Officers 2024: Flo Girardi made a motion to of Appointment of the Officers for 2024. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of Agency Committees 2024: Flo Girardi made a motion to adopt the 2024 Agency Committees as presented. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of the Recurring Expenses Resolution: Flo Girardi made a motion to approve the amended Recurring Expense Resolution to include Seary Systems Group, Inc. This company scans and records our documents on the computer. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel: Flo Girardi made a motion to reappoint John E. Ryan as Agency Counsels. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as Transaction/Bond Counsel: Flo Girardi made a motion to adopt a Resolution to reappoint Nixon Peabody LLP and Phillips Lytle LLP as The Agency's Transaction/Bond Counsel. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

Consideration of a Resolution to renew the Agency's Membership with the LIBDC for 2024: Flo Girardi made a motion to adopt a Resolution to renew the Agency's Membership with the LIBDC for 2024. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Discussion and Consideration of the Construction Wage Policy (Prevailing Wage Policy): Fred Parola and Edie Longo addressed the board on the New York State Prevailing Wage Policy. No vote needed.

Discussion: Trust Account for Post-Retirement Health Insurance Benefits: Edie Longo made a note that Bill Weir, from Nixon Peabody was working on the trust account for the Post-Retirement Health Insurance Benefits. No vote needed.

Bond Allocation for 2024: Edie addressed the board – no vote needed.

Old Business:

Update on late PILOT payment for BSREP III, 107 Charles Lindbergh Blvd: All payments have been satisfied.

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

Minutes of the December 19, 2023, Board Meeting: Eric Malette made a motion to waive the reading and adopt the minutes of December 19, 2023. This motion was seconded by Flo Girardi. All were in favor. Motion carried.

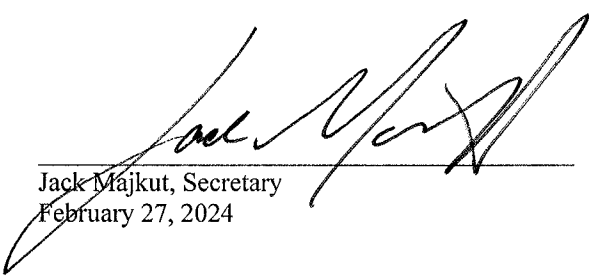
Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for December 13, 2023 – January 16, 2024.

Consideration of the Budget Line Transfers: Edie addressed the board on the budget line transfers. Flo Girardi made a motion to approve the budget line transfers for 2023. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Executive Session: There was no executive session.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Flo Girardi made a motion to adjourn the meeting at 9:57 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary
February 27, 2024