



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

June 18, 2024, 9:00 a.m.

Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: New Business – Presentations:** Presentation by Barclay Damon LLP (Tabled from May) **Village Business: Village of Freeport:** Consideration of a Sales Tax Exemption of Time and Extension of Completion Date for 159 Hanse Development LLC (Natural Foods Inc.), 159 Hanse Avenue, Freeport, **Village of Hempstead:** Presentation and Discussion regarding a potential temporary assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court appointed Receiver, Harris Beach PLLC, **New Business: – Applications, Transaction Resolutions:** Consideration for a Tenant Consent for Claires Boutiques, Inc. for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream, Consideration of awarding the New York State Department of Economic Development 2024 Bond Allocation to B2K Lynbrook LLC, 8 Freer Street, Lynbrook, **Other - CEO's Report,** Consideration of a Resolution for a Health Insurance Buy-back for Laura Tomeo, Consideration of a Resolution for attendance at the LIBDC Annual Conference, October 9-11, 2024 Montauk, Consideration of a Resolution to execute an Intermunicipal Agreement with the Town of Hempstead Department of General Service and Reimburse them for cost of the Renovation of the “Old Courtroom”, 350 Front Street, Hempstead, **Old Business:** Consideration of the Personnel Handbook, as presented by the Governance Committee (tabled from May) Discussion and Consideration of a Trust Account for Post-Retirement Health Insurance Benefits (tabled from February), **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of May 21, 2024, **Report of the Treasurer:** Financial Statements and Expenditure List: May 15, 2024 – June 11, 2024, **Committee Updates, Executive Session, Adjournment**

Those in attendance:

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

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

Excused:

Jerry Kornbluth, Board Member

The meeting was called to order at 9:04 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.

**Introduction to Barclay Damon LLP:** Melissa Bennett addressed the board about Barclay Damon LLP and their experience with IDA's across Long Island and New York State.

**Village of Freeport:**

**Consideration of a Sales Tax Exemption Extension of Time and Extension of Completion Date for 159 Hanse Development LLC (Natural Foods Inc.), 159 Hanse Avenue, Freeport:** John Gordon from Forchelli, Deegan and Terrana, LLP., the attorney for the applicant, addressed the board. The applicant seeks a sales tax exemption extension of time to complete the Project and the installation of the equipment by sublessee. Flo Girardi made a motion to extend the Sales Tax Exemption Extension of Time and Extension of Completion Date to 4/30/25 for 159 Hanse Development LLC 9 Natural Foods Inc.) 159 Hanse Avenue, Freeport. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Village of Hempstead:**

**Presentation and Discussion regarding a potential temporary assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach PLLC:** This item was tabled to July.

**New Business:**

**Consideration for a Tenant Consent for Claires Boutique, Inc. 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 – Claires Boutiques, Inc. for Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 918 square feet of space and will create approximately (1) FT position and (3) part time positions. The average salary will range from \$22.00 full time position and \$14.96 for a part-time position. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration of granting the Town of Hempstead IDA 2024 Bond Allocation to B2K Lynbrook LLC, 8 Freer Street, Lynbrook:** Barry Carrigan from Nixon Peabody LLP addressed the board on the 2024 Bond Allocation for the Town of Hempstead IDA. B2K Lynbrook is seeking to purchase and renovate a current four story approximately Assisted Living Facility with (122) assisted living units, common areas and above ground parking located on 1 acre of land at 8 Freer Street, Lynbrook. The units consist of (32) friendship suites, (48) suites, (27) one bedroom. Memory care units consist of (10) friendship suites, (3) studio and (2) one-bedroom units. The project will consist of common area renovation, including but not limited to, new flooring, painting, millwork, trim, furnishings, appliances, kitchen equipment, light fixtures, and tiling. The common bathrooms will receive new tiling and plumbing fixtures while the units themselves will receive new paint and carpet. The parking garage will receive new roofing, railings, striping, fireproofing and the landscaping will be upgraded as well as perimeter wall replacement and lighting upgrades. The applicant made an additional request of \$20,601,489. of added allocation from the New York State Department of Economic Development statewide reserve. The Total project cost is estimated to be \$35,600,00. Additionally, the applicant is also seeking a (15) year PILOT, Sales Tax and Mortgage Recording Tax Exemptions. Flo Girardi made a motion to grant The Town of Hempstead IDA 2024 Bond Allocation to B2K Lynbrook LLC. 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.

**Consideration for a Health Insurance Buy-back for Laura Tomeo:** Flo Girardi made a motion to approve a resolution for a Health Insurance Buy-back for Laura Tomeo. This Buy-back amount is for a (6) month period running from January 1, 2024, through June 30, 2024, for an amount not to exceed \$6,727.44. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

**Consideration of a Resolution for attendance at the LIBDC Annual Conference, October 9-11, 2024, Montauk:** Arlyn Eames addressed the board and encouraged the importance of signing up for the LIBDC Conference early, as space is limited. Flo Girardi made a motion to approve the attendance at the LIBDC Annual Conference, October 9<sup>th</sup> -11<sup>th</sup>, 2024 for an amount not to exceed \$1,157.13 per person, for a maximum of (6) people. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of a Resolution to execute an Intermunicipal Agreement with the Town of Hempstead Department of General Services and Reimbursement for the Renovation of the Old Courtroom, 350 Front Street, Hempstead:** Fred Parola addressed the board on the agreement presented between the Town of Hempstead and the IDA and the renovation of the Old Courtroom. Flo Girardi made a motion to approve a resolution for payment of the renovation associated with the Old Courtroom for an amount not to exceed \$80,709.32. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of the Personnel Handbook, as presented by the Governance Committee:** Edie Longo addressed the board on the changes to the Personnel Handbook that was requested by the board. Flo Girardi made a motion to approve the Personnel Handbook. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Executive Session:** Flo Girardi made a motion to go into executive session at 9:24 a.m. to discuss a matter of a contract. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Flo Girardi made a motion to come out of executive session at 9:34 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

#### **Old Business**

**Discussion and Consideration of a Trust Account for Post -Retirement Health Insurance Benefits (tabled from February):** This item was tabled.

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

**Minutes of May 21, 2024, Board Meeting:** Eric Mallette made a motion to waive the reading and adopt the minutes of May 21, 2024. 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 May 15, 2024 – June 11, 2024.

**Committee Updates:** There were no updates.

**Adjournment:** With all business concluded. Flo Girardi made a motion to adjourn the meeting at 9:35 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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Jack Majkut, Secretary  
July 23, 2024