



Board Members

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING

November 19, 2024, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Consideration of a Sales Tax Exemption Extension for 159 Hanse Development LLC (Natural Foods Inc.), 159 Hanse Avenue, Freeport, **Village of Hempstead:** Consideration of a Temporary Assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach PLLC, **New Business:** Consideration of an Authorizing Resolution for Ocean Avenue Marina, Inc., 50 and 80 Waterfront Boulevard, Island Park, Consideration of an Extension of Authorization Resolution for AIREF JFK, 175 Roger Avenue and 41 Cerro Street, Inwood, Consideration of a Change in Estate Plan for Gabrielli Inwood LLC Phase II, 31 Alemeda Street, Inwood, Consideration of a Tenant Consent for Valley Stream Green Acres – Green Acres Jewelry LLC, 2034 Green Acres Mall, valley Stream, Consideration of a Tenant Consent for 900 Stewart Avenue Holdings – The Halal Guys Franchise Inc., 900 Stewart Avenue, Garden City. **New Business – Other,** CEO’s Report, Consideration and Adoption of a Resolution Reimbursing Ryan, Brennan & Donnelly LLP for legal assistance for the case between Valley Stream Central High Scholl District v. The Town of Hempstead IDA, **Old Business:** Discussion and Consideration of 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 October 22, 2024, **Report of the Treasurer:** Financial Statements and Expenditure List, October 16, 2024 – November 12, 2024, **Executive Session, Adjournment.**

Those in attendance: Tom Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Jill Mollitor, Board Member
Robert Bedford, Board Member

NOTE: Florestano Giraardi has resigned as Chairman. Mr. Tom Grech will act as chair until appointment is made.

Village of Freeport Members: Honorable Robert T, Kennedy, Member
Wilma Lancaster, Member
LaDonna Taylor, Member

Also in attendance: Frederick E. Parola, CEO
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
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
Lorraine Rhoads, Agency Administrator
Joylette Williams, Member
Tanya Harding, Member
Mark Davella, 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.

Vincent Randazzo the Superintendent of Schools in Island Park addressed the Board concerning Ocean Avenue Marina, Inc. 50 Clinton Street, Hempstead. The proposed tax exemption and 20-year PILOT will cause hardship at a time when the district is already encountering financial and tax levy pressures. The project should not obtain tax abatements under these circumstances. He stated that at a minimum, the PILOT benefits should be calibrated to address the tax impacts upon the district and its residents, continued demand upon limited school resources, and align with the 10-year standard under the TOHIDA under its UTEP.

Rich Shurin a resident of Island Park also had a comment about Ocean Avenue Marina Inc. He was not in favor of the project.

Fred Parola CEO of the IDA replied to the concerns expressed by public.

Village of Freeport:

Consideration of a Sales Tax Extension for 159 Hanse Development LLC (natural Foods Inc.), 159 Hanse Avenue, Freeport: John Gordon from Forchelli, Deegan, and Terrana the attorney representing 159 Hanse Development LLC addressed the board. The company originally predicted that the building's structure was in good condition and that cosmetic work would be needed. However, the Company determined after closing that more substantial work would be required to prepare the facility for use by the Sublessee, including replacement of approximately 35% of the previously existing steel, raising the roof, installing new metal decking, electric, plumbing, sprinkler system with fire alarm, and a new concrete slab in the building, which resulted in a higher cost for construction materials. Eric Mallette made a motion to adopt a Sales Tax Extension for 159 Hanse Development, LLC. This motion was second by Jack Majkut. Motion carried.

New Business: None

Consideration of an Authorizing Resolution for Ocean Avenue Marina, Inc., 50 and 80 Waterfront Boulevard, Island Park: Peter Curry from Farrell Fritz, the attorney representing Ocean Ave Marina, Inc., addressed the board. John Vitale and Dylan Vitale from Vitale Property also addressed the board. The applicant is proposing to demolish the two current buildings and construct one building located at 50 and 80 Waterfront Blvd, Island Park. The project will include a 4-story residential apartment building. Consisting of 117 one and two-bedroom units of varying configurations and square footage. The project will include 74 one-bedroom units averaging 807 square feet. in size, and 43 two-bedroom units averaging 1,147 square feet in size. The units will be constructed on top of a first-floor parking structure with a total of 196 parking spaces. The property is approximately 3.58 acres, and the new building will be approximately 135,406 square feet. The proposed development will also be significantly elevated to raise the habitable spaces and equipment to approximately 18 feet above sea level. Mr. Vitale also mentioned the ongoing flooding issue he has with the current building that he would be able to eliminate with the new construction. Robert Bedford made a motion to adopt an authorizing Resolution for Ocean Avenue Marina, Inc. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

Consideration of an Extension of Authorization Resolution for AIREF JFK LLC, 175 Roger Avenue and 41 Cerro Street, Inwood: John Gordon from John Gordon from Forchelli, Deegan and Terrana the attorney representing AIREF JFK addressed the board. AIREF JFK LLC is not yet ready to close with the IDA and start construction, due to environmental approvals still pending in New York State. They are therefore respectfully requesting an extension of the deadline to close the transaction for one year set on or before January 23, 2026. Rev. Eric Mallette made a motion to adopt an Extension of Authorizing Resolution for AIREF JFK, 175 Roger Avenue and 41 Cerro Street. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

Consideration of a Change in Estate Plan for Gabrielli Inwood LLC Phase II, 31 Alameda Street, Inwood: Steven Sedereas from Mandelbaum Barrett PC addressed the board about an updated estate plan. The ownership of Gabrielli's Real

Estate is structured as follows: Each parcel of land is owned by a separate LLC and the equity in each of the Real Estate LLCs is designated as 1% by each of Armando Gabrielli and Amedeo Gabrielli and 98% by their children, in equal proportions. Armando Gabrielli and Amedeo Gabrielli have determined that it would be beneficial for the ownership of Gabrielli JFK Associates, LLC to be the same as the other Real Estate LLCs. To accomplish this, they would like to gift the equity in Gabrielli JFK Associates, LLC to their children in equal proportions. After the gift, the ownership of Gabrielli JFK Associates, LLC will be the same as the RE LLCs. Robert Bedford made a motion to adopt a Resolution for a Change in Estate Plan for Gabrielli Inwood LLC II, 31 Alameda Street, Inwood. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – Green Acres Jewelry LLC, 2034 Green Acres Mall, Valley Stream: Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres, Green Acres Jewelry LLC, 2034 Green Acres Mall, Valley Stream 2034 Green Acres Mall, Valley Stream. The tenant will create approximately (4) employees. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of a Tenant Consent for 900 Stewart Avenue Holdings – The Halal Guys Franchise Inc., 900 Stewart Avenue, Garden City: Tom Grech made a motion to approve a Tenant Consent for The Hala Guys Franchise Inc., 900 Stewart Avenue Holdings, Garden City. This tenant is looking to occupy Suite 240 in the 900 Stewart building. The approximate square footage of the space is 4,330. The estimated number of employees is (20-25) This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of a Ratifying and Confirming Resolution to authorize payment to Agency Counsel John E. Ryan for services provided in the lawsuit for Valley Stream Central High School Vs. IDA: Tom Grech made a motion to authorize payment to Agency Counsel John E. Ryan in the amount of \$20,250.00. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

New Business -Other:

CEO Report: Fred Parola provided the Board with a copy of the CEO Report and spoke about 100 Terrace Avenue PILOT. He mentioned that some of their residents were having trouble with the elevator. Fred made a call addressing the elevator situation. Mr. Parola will follow up in a couple of weeks

Village of Hempstead:

Old Business:

Consideration of a Temporary Assignment of the PILOT for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach: Kieth Corbett the receiver addressed the board. Jack Majkut made a motion to table this item. The acting chairman requested some additional information from Harris Beach. Tom Grech made a motion to table a Temporary Assignment of the PILOT agreement for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach, until the December Board Meeting and presentation of total funds expended on improvements. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Discussion and Consideration of a Trust Account for Post-Retirement Health Insurance Benefits (tabled from February, March, April, May, July, September): No progress as per Edie Longo. This item was tabled.

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

Minutes of the October 22, 2024, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of October 22, 2024. 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 October 16, 2024 – November 12, 2024. Rev. Eric Mallette advised the board all were in order.

Executive Session: There was no executive session

Committee Updates: There were no updates.

Adjournment: With all business concluded. Robert Bedford made a motion to adjourn the meeting at 9:17 a.m. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

Jack Majkut, Secretary
December 17, 2024