



Board Members

Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Thomas Grech  
Jerry Kornbluth PhD  
Jill Mollitor

Frederick E. Parola  
Chief Executive Officer

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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

December 17, 2024, 10:15 a.m.

Old Courtroom, 2<sup>nd</sup> Floor, 350 Front Street Hempstead, NY

**Agenda: Village Business: Village of Freeport:** Consideration of an Extension of Completion Date and Sales Tax Exemption Extension for NBD Holding LLC, 435 Woodcleft 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 (tabled from August), Consideration of an Extension of Completion Date for Main Street Hempstead Apartments LLC, 257 Main Street, Hempstead, **New Business:** Consideration of an Authorizing Resolution for Ocean Avenue Marina (Bridgeview Land Development LLC) 50 and 80 Waterfront Boulevard, Island Park, Presentation by Peter Curry, Farrel Fritz regarding 25 Wanser LLC, 25 Wanser Avenue, Inwood and Town Zoning/Moratorium, Consideration of a Tenant Consent for Valley Stream Green Acres – Aldo U.S. Inc., 2034 Green Acres Mall, Valley Stream, CEO Report, Collection of the Confidential Evaluation of Board Performance 2024, Consideration of a Resolution to pay Massa and Associates for 2025 update to Actuary Report, Consideration of a Resolution to approve the contract with Sheehan & Company for the 2024 Audit and 2025 Contract, Consideration of a Resolution to approve the contract with Giovatto Agency for website maintenance, Consideration of a Resolution to approve the contract with Todd Sapiro & Associates for Public Relation Services, Consideration of a Resolution to pay for the NYSEDC Annual Membership, Consideration and adoption of the 2025 Meeting Schedule, Consideration and Adoption of the Sexual Harassment Policy, Consideration and Adoption of the Standard Projects Procedures, Consideration of the Record Retention and Disposition Policy, Appointment of a Records Management Officer, Consideration of a Salary Increase Resolution for Frederick Parola, Edith Longo, Lorraine Rhoads, Arlyn Eames, Michael Lodato, and Laura Tomeo, **Old Business:** Discussion and Consideration of a Trust Account for Post-Retirement Health Insurance Benefits (tabled since February) Consideration and Adoption of the Minutes November 19, 2024, **Report of the Treasurer,** Financial Statements and Expenditure List: November 13 – December 10, 2024, Executive Session, Committee Updates, Adjournment

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

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

Village of Freeport: Honorable Robert T. Kennedy  
Vilma Lancaster  
LaDonna Taylor  
Mark Davella

Village of Hempstead Members: Joylette Williams  
Kevin Boone  
Tanya Harding

Also in attendance:

Edie Longo, CFO  
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:

Frederick E. Parola, CEO  
Lorraine Rhoads, Agency Administrator

The meeting was called to order at 10:16 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:**

**Consideration of an Extension of Completion Date and Sales Tax Exemption Extension for NBD Holding LLC, 435 Woodcleft Avenue, Freeport:** John Gordon from Forchelli Deegan and Terrana the attorney representing NBD Holding LLC addressed the board. NBD closed with the Agency on the straight lease transaction for the Project on or about October 7, 2022, by execution of a Company Lease Agreement, Project Agreement and other related documents. The Completion Date (as defined in the IDA Transaction Documents) is required to be no later than December 31, 2024. NBD has encountered difficulty in financing the high construction costs, due in large part to increased interest rates, and is working with the Village of Freeport to address the challenges to move the project forward. As a result of the delay, the anticipated completion of construction of the project is later than originally anticipated. They have respectfully requested a one-year extension of the completion date and sales tax exemption expiration date to December 31, 2025. The Mayor of Freeport Hon. Robert T. Kennedy spoke in favor of the request for the extension. Tom Grech made a motion to approve an Extension of Completion Date and Sales Tax Exemption Extension for NBD Holding to December 31, 2025. The motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**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 (tabled from August):** Kieth Corbett the receiver of Harris Beach addressed the board. Harris Beach supplied the Board with some information that was requested at our November 18<sup>th</sup> Meeting. Tom Grech made a motion approve a Temporary Assignment of the PILOT agreement for Alphamore LLC, 50 Clinton Street, Hempstead, to the Court Appointed Receiver, Harris Beach, subject to conditions including but not limited the board request for additional information, full payment of all PILOT payments, and associated fees. This motion was seconded by Jack Majkut. Rev. Eric Mallette Recused. Motion carried.

**Consideration of an Extension of Completion Date for Main Street Hempstead Apartments LLC, 257 Main Street, Hempstead:** John Gordon of Forchelli Deegan and Terrana the attorney representing Main Street Hempstead Apartments LLC, 257 Main Street, Hempstead. The Company submitted an Application for Financial Assistance to the Agency dated August 12, 2021, which included an PILOT agreement. Since the closing, the projected timeline of development has been impacted by increased interest rates, and higher construction costs as a result of inflation and the fallout from COVID-19 Pandemic. The Company has worked with the Village of Hempstead on utility issues, municipal approvals, zoning compliance and requirements for issuance of final permits. As a result, the economic challenges set forth above, the Project has not been completed even though all preparatory site work has been concluded. The Company is currently working with the Village of Hempstead on a potential increase in the size of the Project to offset the increased costs and to make the Project financeable and financially feasible in light of these changed circumstances. The completion deadline in the Lease Agreement was originally December 31, 2024. As a result of the delay due to the economic challenges laid out above, continuing efforts in updating/revising the plans for the Project and obtaining the necessary approvals, the company requested an amended completion deadline of December 31, 2027.

Jill Mollitor made a motion to approve an Extension of Completion Date for Main Street Hempstead Apartments LLC. The motion was seconded by Jerry Kornbluth. Joylette Williams, Tanya Harding and Kevin Boone were not in favor. Motion carried.

**New Business:**

**Consideration of an Authorizing Resolution for Ocean Avenue Marina (Bridgeview Land Development LLC) 50 and 80 Waterfront Boulevard, Island Park (This project was authorized at the last meeting however the sound was not working on the live stream recording of the meeting).** 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. **(This project was authorized at the last meeting however the audio was not working on the live stream recording the meeting).** Jerry Kornbluth made a motion to adopt an authorizing Resolution for Ocean Avenue Marina, Inc. This motion was seconded by Eric Mallette. All were in favor. Motion carried

**Presentation by Peter Curry, Farrel Fritz regarding 25 Wanser LLC 25 Wanser Ave, Inwood, and Town Zoning /Moratorium:)** Peter Curry from Farrell Fritz, the attorney representing Ocean Ave Marina, Inc., addressed the board. 25 Wanser applied to the Hempstead IDA for economic assistance in connection with the development of a facility of approximately 391,241 square feet, consisting of 313 residential rental units, and 20,900 square feet of commercial space. The garage parking will include spaces for approximately 427 vehicles. 25 Wanser designed the project to strictly comply with the then enacted Article XLIII of the Building Zone Ordinance of the Town of Hempstead. The Town of Hempstead Board enacted that Article to add transit-oriented development to targeted areas, promote diverse populations and strengthen community identity. At the time of the December 2021 closing, the Article was in full force and effect. Subsequently, on September 20, 2022, the Town Board placed a moratorium on the submission, review, and approval of their application for site plan approval and building permit issuance. On November 19, 2024, the Town of Hempstead repealed Article XLIII without provision for the “grandfathering” of applications lawfully submitted to the Town prior to the issuance of the moratorium. A review of the Lease and Project Agreement executed in connection with the Agency confirms that a “Force Majeure” event has occurred which is preventing construction of the project from being completed by the Completion date established in the lease agreement. 25 Wanser remains committed to building this community. At this time, 25 Wanser is request in that the Agency forbear from defaulting 25 Wanser as a result of the above-described inability to meet the Completion date and consider extending a new Completion date to be established once the litigation is resolved. Jack Majkut made a motion to consider a new completion date once litigation has been resolved for 25 Wanser LLC. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres – Aldo U.S. Inc., 2034 Green Acres Mall, Valley Stream:** Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream – Aldo U.S. Inc. The tenant will occupy approximately 2,170 square feet of space and will create approximately (5) full time jobs and (7) part time. Estimated average salaries \$290,000 annually. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**CEO Report:** Edie Longo gave a brief overview of the CEO Report.

**Consideration Evaluation of Board Performance 2024:** Arlyn Eames explained and circulated confidential Self-Evaluation Forms for the board to complete. The board was advised to return the forms ASAP. No vote needed.

**Consideration of a resolution to pay Massa and Associates for 2025 update to Actuary Report, subject to GASB 74/75 requirements:** Mike Lodato spoke to the board regarding the update to GASB 74/75 report related to the actuary report. Eric Mallette made a motion to enter into a contract for the 2025 update to the Actuary report with Massa and Associates for an amount not to exceed \$2126.00. This motion was second by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration of a Resolution to approve the contract with Sheehan & Company for the 2024 Audit and 2025 Review:** Jerry Kornbluth made a motion to adopt the contract for an amount not to exceed \$30,300 for Sheehan and Company as auditors for the IDA for the 2024 Audit and State Reporting and 2025 Review. This motion was second by Jill Mollitor. All were in favor. Motion carried.

**Consideration of the 2025 Giovatto Agency Contract for Website Maintenance:** – Jerry Kornbluth made a motion to adopt the 2025 Giovatto Agency Contract for Website Maintenance for an amount not to exceed \$5,000. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration of a resolution to approve the contract with Todd Shapiro & Associates for Public Relations services:** Jerry Kornbluth made a motion to adopt the contract for an amount not to exceed \$30,000 with Todd Shapiro & Associates for Public Relations services and monthly reports as presented by the committee. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration of a Membership Renewal for NYSEDC** – Jerry Kornbluth made a motion to approve a Membership Renewal for NYSEDC for an amount not to exceed an amount of \$1,750.00. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration of the 2025 Meeting Schedule** – Jerry Kornbluth made a motion to adopt the 2025 Meeting Schedule. This motion was seconded by Jill Mollitor. All were in favor. Motioned carried.

**Consideration of the Agency's Sexual Harassment Policy:** – Eric Mallette made a motion to re-adopt the Agency's Sexual Harassment Policy as approved by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried

**Consideration and Adoption of the Standard Project Procedures:** Jerry Kornbluth made a motion to adopt the Standard Project Procedures, as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Record Retention and Disposition Policy:** Tom Grech made a motion to adopt the Record Retention Policy which is intended to establish a uniform policy for the retention and disposal of records for the IDA. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Appointment of the Records Management Officer:** Tom Grech made a motion to approve the appointment of the Records Management Officer Arlyn Eames. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Salary Resolution for Frederick Parola:** Eric Mallette made a motion to approve a salary increase for Frederick Parola. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of a Salary Resolution for Edith Longo:** Eric Mallette made a motion to approve a salary increase for Edith Longo. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of a Salary Resolution for Lorraine Rhoads:** Jerry Kornbluth made a motion to approve a salary increase for Lorrain Rhoads. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

**Consideration of a Salary Resolution for Arlyn Eames:** Eric Mallette made a motion to approve a salary increase for Arlyn Eames. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of a Salary Resolution for Michael Lodato:** Eric Mallette made a motion to approve a salary increase for Michael Lodato. This motion was seconded by Robert Bedford. All were in favor. Motion carried

**Consideration of a Salary Resolution for Laura Tomeo:** Eric Mallette made a motion to approve a salary increase for Laura Tomeo. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

**Old Business:**

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

**Minutes of the November 19, 2024, Board Meeting:** Jerry Kornbluth made a motion to adopt the minutes of November 19, 2024. This motion was second 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 November 13, 2024 – December 10, 2024.

**Executive Session:** No executive session

**Committee Updates:** There were no updates

**Adjournment:** Robert Bedford made a motion to adjourn the meeting at 11:06 a.m. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

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Jack Majkut, Secretary  
January 21, 2025