

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
Old Courthouse, 350 Front Street, 2<sup>nd</sup> Floor  
AGENDA  
Tuesday, April 22, 2025, 9:00 AM**

- A livestream of the meeting may also be viewed at [www.tohida.org](http://www.tohida.org) . Select "Watch Meetings"  
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The Agenda will include but not be limited to:

**AGENDA:**

- Confirm the presence of a Quorum
- Public Comment with respect to Agenda items

**VILLAGE BUSINESS:**

**Village of Freeport:** None

**Village of Hempstead:**

- Consideration of an Inducement Resolution for **Main Street Hempstead Apartments Amended**, 257 Main Street, Hempstead
- 3 Year Hempstead Village PILOT Reviews
- Update on Fire Marshall violations for **Harris Beach 50 Clinton Street**, Hempstead

**NEW BUSINESS - Applications, Transaction Resolutions and Presentations:**

- Consideration of a Tenant Consent for **Valley Stream Green Acres – Quickway Hibachi**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **900 Stewart Avenue Holdings – Miller & Caggiano, LLP**, 900 Stewart Avenue, Garden City

**NEW BUSINESS - Other:**

- CEO's Report
- Discussion: Employment Shortfalls

**OLD BUSINESS:** None

**READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

- Consideration and Adoption of the Minutes of March 18, 2025

**REPORT OF THE TREASURER:**

- Financial Statements and Expenditure List: March 12, 2025 – April 15, 2025

**COMMITTEE UPDATES :**

**EXECUTIVE SESSION:**

**ADJOURNMENT**

*PROJECT ABSTRACT  
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT  
AGENCY*

**Main Street Hempstead Apartments, LLC  
Amended  
(Assignment and Modification)  
2025  
Project: 2802-25-01A**

Application Date: 1/14/25

Contact: Rashid Walker

Applicant Name and Address:

4601 Park Road  
Suite 450  
Charlotte, NC 28209

Project Address:

257 Main Street  
Hempstead, NY 11550

Project: The Applicant is proposing to develop the 1.69-acre site with a 331,584 square foot mixed use development. Upon completion of the proposed development will contain 246 residential rental units, approximately 8,600 square feet of ground floor retail space and a 104,468-foot parking garage. The residential unit mix will be 80 two-bedroom units, 141 one-bedroom units and 25 studio units. 10% of the units will be set aside as attainable housing as required by the Village of Hempstead Zoning Code.

Note: This project is currently an IDA project.

Project Costs:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ 9,655,850
Building(s) demolition/construction	\$ 89,730,255
Site Work	\$ 2,000,000
Machinery and Equipment	\$ 1,431,500

Legal Fees	\$ 891,911
Architectural/Engineering Fees	\$ 1,825,000
Financial Charges	\$ 5,936,468
Other: Fees &	\$ 6,164,795
Contingency	\$ 5,731,848
<b>Total</b>	<b>\$114,635,779</b>

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	0	5	5	100%
Part-Time	0	0	0	N/A

Employment Creation of new 5 FTE positions by year 2

Retention 0

Anticipated Construction Jobs 100

Average Estimated Salary of jobs to be created: \$72,600

Average Salary Range for jobs to be created: \$72,600

Benefits Sought: Assignment and Modification of 25 Year PILOT, Sales Tax Exemption, MRT

Benefit Analysis:

Mortgage: \$68,781,400 x .75% = \$515,860.50

Sales Tax Exemption Renovation, Furnishing and Fixture:

\$54,669,653 x 8.625% = \$4,715,257.57

Current Tax Information:

Section: 34, Block: 191, Lots: 4, 15, 103, 116, 203, 9, 114, 318, 317

Parcels: 9

SD- 1

2025

Total Assessed Value: N/A

Total Full Value: N/A

**Currently within a PILOT**

**Current PILOT Payment for 24/25 is \$123,012**

Total Current Taxes If NOT within PILOT: \$154,162.84

General If Not Within PILOT 2025: \$19,025.83

School If Not Within PILOT 2024/2025: 106,309.41

Village If Not Within PILOT: \$28,827.60

Taxes Once Built: \$2,140,120.97

Applicant Attorney: John Gordon and Dan Deegan  
IDA Transaction Counsel: Barry Carrigan

Main Street Hempstead Apartments, LLC  
25 Year PILOT DRAFT

257 Main Street

Hempstead, NY 11550

Current Tax Information:

Section: 34, Block: 191, Lots: 4, 15, 103, 116, 203, 9, 114, 318, 317

Parcels: 9

SD- 1

Total Tax Currently if sans PILOT: \$154,162.84

Taxes When Built: \$2,140,120.97

Year	Total
1.	\$154,000.00
2.	\$154,000.00
3.	\$154,000.00
4.	\$375,000.00
5.	\$425,000.00
6.	\$475,000.00
7.	\$525,000.00
8.	\$575,000.00
9.	\$625,000.00
10.	\$700,000.00
11.	\$775,000.00
12.	\$825,000.00
13.	\$900,000.00
14.	\$975,000.00
15.	\$1,047,000.00
16.	\$1,197,429.00
17.	\$1,328,857.00
18.	\$1,470,286.00
19.	\$1,621,714.00
20.	\$2,000,000.00
21.	\$2,175,000.00
22.	\$2,225,000.00
23.	\$2,350,000.00
24.	\$2,450,000.00
25.	\$2,600,000.00

Created 2/11/25

Amended 3/14/25

PREPARED FOR:

Town of Hempstead Industrial Development Agency  
350 Front Street, Room 234-A  
Hempstead, NY 11550

# Economic and Fiscal Impact

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MAIN STREET APARTMENTS LLC

Town of Hempstead  
Industrial Development Agency

MARCH 28, 2025

PREPARED BY:



518.899.2608

[www.camoinassociates.com](http://www.camoinassociates.com)

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# ABOUT THE STUDY

Camoin Associates was retained by the Town of Hempstead Industrial Development Agency to measure the potential economic and fiscal impacts of a project proposed by Main Street Apartments, LLC. The proposed project is developing a 331,584-square-foot mixed-use development. Upon completion, the proposed development will contain 246 residential rental units, approximately 8,600 square feet of ground-floor retail space, and a 104,468-foot parking garage. Upon full buildout, the complex will consist of 80 two-bedroom units, 141 one-bedroom units, and 25 studio units. Additionally, 10% of units will be set aside as attainable housing as required by the Village of Hempstead Zoning Code. This analysis aims to provide a complete assessment of the project's total economic, employment, and fiscal impact on the Town of Hempstead that results from construction, new household spending, and on-site operations.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the developer's application for financial assistance to the Town of Hempstead Industrial Development Agency and included the following data points: on-site jobs, exemptions, and PILOT schedule. Secondary data was collected by Camoin Associates and used to estimate spending by new households.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly called the "multiplier effect." Note that previous impact reports commissioned by the Town of Hempstead Industrial Development Agency were presented in only three categories: direct impact, indirect impact, and total impact.

## STUDY INFORMATION

**Data Source:**  
Main Street Apartments LLC  
Application for Assistance, and  
the Town of Hempstead Industrial  
Development Agency

**Geography:**  
Town of Hempstead

**Study Period:**  
2024

**Modeling Tool:**  
Lightcast

### DIRECT IMPACTS

*This initial round of impacts is generated as a result of spending on operations and new household spending at town businesses.*

### INDIRECT IMPACTS

*The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services in industry sectors that supply both the facility and the businesses receiving the new household spending.*

### INDUCED IMPACTS

*Impacts that result from spending by facility employees, employees of town businesses, and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the town on food, clothing, and other goods and services.*

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# EXECUTIVE SUMMARY

The Town of Hempstead Industrial Development Agency (the "Agency") received an application for financial assistance from Main Street Apartments, LLC (the "Applicant") for the proposed development of a 331,584-square-foot mixed-use facility. Upon completion, the proposed development will contain 246 residential rental units, approximately 8,600 square feet of ground-floor retail space, and a 104,468-foot parking garage. Upon full buildout, the complex will consist of 80 two-bedroom units, 141 one-bedroom units, and 25 studio units. Additionally, 10% of units will be set aside as attainable housing as required by the Village of Hempstead Zoning Code (the "Project") at 257 Main Street, Hempstead, New York 11550 (the "Site"). The Applicant is seeking a 25-year PILOT agreement from the Agency. The Agency commissioned Camoin Associates to conduct an economic and limited fiscal impact analysis of the Project on the Town of Hempstead (the "Town").

Camoin Associates conducted a market analysis and determined that 95% of the units (or 234 units) would provide "net new" households to the town as they allow households to exist in the town that would otherwise be located elsewhere. Camoin Associates then computed the total spending associated with these households to derive job creation from the Project. While the project does include 8,600 square feet of commercial space, the impact of this is not considered as the tenants for this commercial space are currently unknown and as such the impact cannot be measured. The following is a summary of our findings from this study, with details below and in the following sections.

Table 1

<b>Summary of Benefits to Town</b>	
Total Jobs	63
Direct Jobs	45
Total Earnings	\$ 3,749,690
Direct Earnings	\$ 2,491,692
Annual Sales Tax Revenue to County	\$ 91,118
Annual Sales Tax Revenue to Town	\$ 8,040
Average Annual PILOT Payment	\$ 1,124,091
Average Annual PILOT Payment to Town	\$ 36,408
Average Annual PILOT Benefit (Cost)	\$ 926,576
Average Annual PILOT Benefit (Cost) to Town	\$ 30,011
<b>Average Annual Benefit (Cost) to Town of Project with PILOT compared to No Project</b>	<b>\$ 38,051</b>
<b>Average Annual Benefit (Cost) to Town of Project with PILOT compared to Project Without PILOT</b>	<b>\$ (43,973)</b>

- ♦ The Project would support 63 new jobs in the town, with \$3,749,690 in associated earnings. These figures include net new jobs resulting from both maintenance and operation of the facility and economic activity resulting from new household spending.
- ♦ The Applicant has negotiated the terms of a proposed 25-year PILOT agreement with the Agency. Under this agreement, the Applicant would pay an average of \$1,124,091 each year, of which \$36,408 will be allocated to the Town.
- ♦ The annual net benefit to the Town is estimated to be \$38,051. In this case, this is the sum of the average annual PILOT cost to the Town and new annual sales tax revenue to the Town.

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- ◆ If the Project were to occur without a PILOT, the Town would receive \$43,973 more per year than with the PILOT.
- ◆ Through negotiations with the Agency, the Applicant would have access to a sales tax exemption valued at up to \$4,715,258 and a mortgage tax exemption valued at up to \$515,861. However, assuming that the Project would not occur absent IDA benefits, this is not a "cost" to the state and county since no future revenue stream would exist without the exemptions.

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# ECONOMIC IMPACT ANALYSIS

The estimates of direct economic activity generated by facility operation and new resident spending, as provided by the Applicant, were used as the direct inputs for the economic impact model. Camoin Associates uses the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the town and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Town of Hempstead’s economy. This is captured in the indirect and induced impacts and is commonly called the “multiplier effect.” See Attachment A for more information on economic impact analysis.

The Project would have economic impacts on the Town of Hempstead due to Project construction, operation, and spending by new tenant households.

## CONSTRUCTION PHASE IMPACTS

The Applicant estimates that private sector investment in the construction of the Project would cost \$86.730 million<sup>1</sup>, of which 70%<sup>2</sup> would be sourced from within the town. This means there will be \$60.711 million in net new construction spending in the town as a result of the Project.

Table 2

<b>Construction Phase Spending - Town</b>	
Total Construction Cost	\$ 86,730,255
Percent Sourced from Town	70%
<b>Net New Construction Spending</b>	<b>\$ 60,711,179</b>

Source: Applicant, Camoin Associates

Based on \$60.711 million worth of net new direct spending associated with the construction phase of the Project, Camoin Associates determined that there would be \$76.165 million in total one-time construction-related spending supporting 276<sup>3</sup> jobs and an associated \$28.938 million in earnings throughout the town’s construction period. Table 3 outlines the economic impacts of construction.

Table 3

<b>Town Economic Impact - Construction Phase</b>			
	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	200	\$ 23,377,819	\$ 60,711,179
Indirect	27	\$ 2,141,362	\$ 6,712,730
Induced	49	\$ 3,419,624	\$ 8,741,042
<b>Total</b>	<b>276</b>	<b>\$ 28,938,806</b>	<b>\$ 76,164,951</b>

Source: Lightcast, Camoin Associates

<sup>1</sup> Includes project costs as provided by the Applicant, excluding acquisition, legal fees, and financial charges.

<sup>2</sup> According to Lightcast, approximately 70% of the town’s construction industry demand is met locally.

<sup>3</sup> Based on the total construction costs and town-level spending, our analysis found an estimated 200 jobs, higher than the 100 FTE construction jobs mentioned in the application, a result of the Lightcast modeling.

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**IMPACTS OF NEW HOUSEHOLD SPENDING**

To determine the annual economic impact of the Project on the town, the first step is to calculate the number of households that can be considered "net new" to the town's economy. In other words, the number of households that, but for the Project, would not exist in the Town of Hempstead. For this Project, net new households consist of those currently residing outside the town who will choose to move to the town because of the Project and who would otherwise continue to live elsewhere. For this study, we analyzed the demand for age-restricted rental apartments. For more information on this methodology, see Attachment B.

**NET NEW HOUSEHOLDS**

Based on Camoin Associates' rental market demand analysis, this analysis assumes that 95% of market-rate households and 100% of affordable households will be net new to the town. This is based on a review of the data and an understanding of the proposed Project, as detailed above. Therefore, 234 total households are considered to be net new.

Table 4

<b>Net New Households</b>			
	<b>Total Households</b>	<b>Percent Net New</b>	<b>Net New Households</b>
Studio Units	22	95%	21
One Bedroom Units	127	95%	120
Two Bedroom Units	72	95%	68
Affordable Units	25	100%	25
<b>Total</b>	<b>246</b>	<b>95%</b>	<b>234</b>

Source: Lightcast, Camoin Associates

**SPENDING BY NEW TENANTS**

New residents would contribute to the local economy by making purchases in the Town of Hempstead, introducing additional dollars into the community. To quantify this impact, Camoin Associates analyzed household spending patterns by income group, focusing on households earning between \$100,000 and \$149,000 as both market rate and affordable residents are anticipated to fall within this bracket.

To do this, Camoin Associated examined a regional spending basket, categorizing household expenditures by income and consumer spending habits. This approach allowed us to estimate the likely spending patterns of prospective tenants. According to the 2023 Consumer Expenditure Survey, households with household incomes between \$100,000 and \$149,000 spend an average of \$49,053 annually, excluding housing and utility costs.

The second column in the tables below shows the household spending by category. It is assumed that 60% of total expenditure would occur within the Town of Hempstead, impacting the town's economy. The fourth column shows the total amount spent in the town.

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Table 5

**Tenant Spending Basket**

Market Rate Units

Category	Annual per Unit Spending Basket	Amount Spent in Town (60%)	Total Net New Town Spending (209 net new units)
Food	\$ 11,960	\$ 7,176	\$ 1,499,784
Household furnishings and equipment	\$ 3,021	\$ 1,813	\$ 378,833
Apparel and services	\$ 2,467	\$ 1,480	\$ 309,362
Transportation	\$ 16,653	\$ 9,992	\$ 2,088,286
Health care	\$ 7,251	\$ 4,351	\$ 909,275
Entertainment	\$ 3,998	\$ 2,399	\$ 501,349
Personal care products and services	\$ 1,143	\$ 686	\$ 143,332
Education	\$ 1,253	\$ 752	\$ 157,126
Miscellaneous	\$ 1,307	\$ 784	\$ 163,898
<b>Total Tenant Spending</b>	<b>\$ 49,053</b>	<b>\$ 29,432</b>	<b>\$ 6,151,246</b>

Source: 2023 Consumer Expenditure Survey, Bureau of Labor Statistics

Table 6

**Tenant Spending Basket**

Affordable Units

Category	Annual per Unit Spending Basket	Amount Spent in Town (60%)	Total Net New Town Spending (25 net new units)
Food	\$ 11,960	\$ 7,176	\$ 179,400
Household furnishings and equipment	\$ 3,021	\$ 1,813	\$ 45,315
Apparel and services	\$ 2,467	\$ 1,480	\$ 37,005
Transportation	\$ 16,653	\$ 9,992	\$ 249,795
Health care	\$ 7,251	\$ 4,351	\$ 108,765
Entertainment	\$ 3,998	\$ 2,399	\$ 59,970
Personal care products and services	\$ 1,143	\$ 686	\$ 17,145
Education	\$ 1,253	\$ 752	\$ 18,795
Miscellaneous	\$ 1,307	\$ 784	\$ 19,605
<b>Total Tenant Spending</b>	<b>\$ 49,053</b>	<b>\$ 29,432</b>	<b>\$ 735,795</b>

Source: 2023 Consumer Expenditure Survey, Bureau of Labor Statistics

The total net new spending in the town was calculated by multiplying the amount spent in the town by the number of net new units. As shown in the tables above, spending in the town by all net new households would total approximately \$6,887,041 per year. The above spending basket amounts were used to calculate the direct, indirect, and total impact of the Project on the town.

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Using \$6,887,041 as the new sales input, Camoin Associates used Lightcast to determine the Project's indirect, induced, and total impact on the Town of Hempstead.<sup>4</sup> Table 7 outlines the findings of this analysis.

Table 7

**Town Economic Impact - Household Spending**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	40 \$	2,221,150 \$	6,887,041
Indirect	8 \$	531,398 \$	1,372,524
Induced	7 \$	552,308 \$	1,456,509
<b>Total</b>	<b>55 \$</b>	<b>3,304,856 \$</b>	<b>9,716,075</b>

Source: Lightcast, Camoin Associates

<sup>4</sup> Analysis uses the 34 zip codes that are predominantly located within the Town of Hempstead (see Attachment C).

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**IMPACTS OF ON-SITE EMPLOYMENT**

According to the Applicant, five (5) full-time equivalent jobs will be on-site following Project completion. Since 95% of the housing units are considered net new to the town, 95% of the jobs, or 5 jobs (due to rounding), are considered net new. The table below details the impact that these jobs will have on the Town of Hempstead (Table 8).

Table 8

**Town Economic Impact - On-Site Operations**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	5 \$	270,542 \$	860,538
Indirect	2 \$	120,240 \$	320,910
Induced	1 \$	54,053 \$	140,233
<b>Total</b>	<b>8 \$</b>	<b>444,834 \$</b>	<b>1,321,681</b>

Source: Lightcast, Camoin Associates

The commercial space will generate additional onsite jobs; however, since a tenant has not yet been identified, the specific positions and number of employees remain unknown. As a result, these jobs are not included in this analysis as they will be employees of the tenant and not employees of the applicant.

**TOTAL ANNUAL ECONOMIC IMPACT**

The total economic impact of both new household spending as well as on-site operation and maintenance of the Project on the Town of Hempstead is provided in Table 9 below.

Table 9

**Town Total Annual Economic Impact**

	<b>Jobs</b>	<b>Earnings</b>	<b>Sales</b>
Direct	45 \$	2,491,692 \$	7,747,579
Indirect	10 \$	651,638 \$	1,693,434
Induced	8 \$	606,361 \$	1,596,742
<b>Total</b>	<b>63 \$</b>	<b>3,749,690 \$</b>	<b>11,037,756</b>

Source: Lightcast, Camoin Associates

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# FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project on the local economies (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completion of the Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

## PAYMENT IN LIEU OF TAXES (PILOT)

The Applicant has applied to the Agency for a Payment In Lieu of Taxes (PILOT) agreement. The Applicant has proposed a 25-year PILOT payment schedule based on the current tax rate, taxable value, and assessed value of the Project. Based on the proposed terms of the PILOT, Camoin Associates calculated the potential impact on the affected jurisdictions.<sup>5</sup>

Table 10

Tax Payments with PILOT					
Year	Total PILOT Payments	Portion of Payment by Jurisdiction			
		Town	County	School District	Village
1	\$ 154,000	\$ 4,988	\$ 14,018	\$ 106,197	\$ 28,797
2	\$ 154,000	\$ 4,988	\$ 14,018	\$ 106,197	\$ 28,797
3	\$ 154,000	\$ 4,988	\$ 14,018	\$ 106,197	\$ 28,797
4	\$ 375,000	\$ 12,146	\$ 34,134	\$ 258,597	\$ 70,123
5	\$ 425,000	\$ 13,765	\$ 38,685	\$ 293,076	\$ 79,473
6	\$ 475,000	\$ 15,385	\$ 43,237	\$ 327,556	\$ 88,822
7	\$ 525,000	\$ 17,004	\$ 47,788	\$ 362,036	\$ 98,172
8	\$ 575,000	\$ 18,624	\$ 52,339	\$ 396,515	\$ 107,522
9	\$ 625,000	\$ 20,243	\$ 56,890	\$ 430,995	\$ 116,872
10	\$ 700,000	\$ 22,672	\$ 63,717	\$ 482,714	\$ 130,896
11	\$ 775,000	\$ 25,102	\$ 70,544	\$ 534,434	\$ 144,921
12	\$ 825,000	\$ 26,721	\$ 75,095	\$ 568,913	\$ 154,270
13	\$ 900,000	\$ 29,150	\$ 81,922	\$ 620,633	\$ 168,295
14	\$ 975,000	\$ 31,579	\$ 88,749	\$ 672,352	\$ 182,320
15	\$ 1,047,000	\$ 33,912	\$ 95,303	\$ 722,002	\$ 195,783
16	\$ 1,197,429	\$ 38,784	\$ 108,996	\$ 825,737	\$ 223,913
17	\$ 1,328,857	\$ 43,041	\$ 120,959	\$ 916,369	\$ 248,489
18	\$ 1,470,286	\$ 47,621	\$ 133,832	\$ 1,013,897	\$ 274,935
19	\$ 1,621,714	\$ 52,526	\$ 147,616	\$ 1,118,320	\$ 303,252
20	\$ 2,000,000	\$ 64,778	\$ 182,049	\$ 1,379,183	\$ 373,989
21	\$ 2,175,000	\$ 70,447	\$ 197,979	\$ 1,499,862	\$ 406,713
22	\$ 2,225,000	\$ 72,066	\$ 202,530	\$ 1,534,341	\$ 416,063
23	\$ 2,350,000	\$ 76,115	\$ 213,908	\$ 1,620,540	\$ 439,437
24	\$ 2,450,000	\$ 79,354	\$ 223,010	\$ 1,689,500	\$ 458,136
25	\$ 2,600,000	\$ 84,212	\$ 236,664	\$ 1,792,938	\$ 486,186
<b>Total</b>	<b>\$ 28,102,286</b>	<b>\$ 910,211</b>	<b>\$ 2,558,000</b>	<b>\$ 19,379,102</b>	<b>\$ 5,254,972</b>
<b>Average</b>	<b>\$ 1,124,091</b>	<b>\$ 36,408</b>	<b>\$ 102,320</b>	<b>\$ 775,164</b>	<b>\$ 210,199</b>
<b>Present Value*</b>	<b>\$ 10,284,169</b>	<b>\$ 333,096</b>	<b>\$ 936,113</b>	<b>\$ 7,091,877</b>	<b>\$ 1,923,083</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes a 6.25% discount rate.

<sup>5</sup> It is assumed that each jurisdiction will continue to receive the same portion of the PILOT that they currently receive from the full tax bill.



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**TAX POLICY COMPARISON**

Without financial assistance from the Agency, Camoin Associates assumes the Applicant would not undertake the Project. Table 11 displays the property tax payment without the Project, given that the property is not currently generating any tax revenue; without the project, this would remain the case.

Table 11

**Tax Payments without Project**

Year	Total Property Tax Payment Without Project**	Portion of Payment by Jurisdiction			
		Town	County	School District	Village
1	\$ 154,163	\$ 4,993	\$ 14,033	\$ 106,309	\$ 28,828
2	\$ 157,246	\$ 5,093	\$ 14,313	\$ 108,436	\$ 29,404
3	\$ 160,391	\$ 5,195	\$ 14,600	\$ 110,604	\$ 29,992
4	\$ 163,599	\$ 5,299	\$ 14,892	\$ 112,816	\$ 30,592
5	\$ 166,871	\$ 5,405	\$ 15,189	\$ 115,073	\$ 31,204
6	\$ 170,208	\$ 5,513	\$ 15,493	\$ 117,374	\$ 31,828
7	\$ 173,612	\$ 5,623	\$ 15,803	\$ 119,722	\$ 32,465
8	\$ 177,085	\$ 5,736	\$ 16,119	\$ 122,116	\$ 33,114
9	\$ 180,626	\$ 5,850	\$ 16,441	\$ 124,558	\$ 33,776
10	\$ 184,239	\$ 5,967	\$ 16,770	\$ 127,050	\$ 34,452
11	\$ 187,924	\$ 6,087	\$ 17,106	\$ 129,591	\$ 35,141
12	\$ 191,682	\$ 6,208	\$ 17,448	\$ 132,182	\$ 35,843
13	\$ 195,516	\$ 6,333	\$ 17,797	\$ 134,826	\$ 36,560
14	\$ 199,426	\$ 6,459	\$ 18,153	\$ 137,523	\$ 37,292
15	\$ 203,415	\$ 6,588	\$ 18,516	\$ 140,273	\$ 38,037
16	\$ 207,483	\$ 6,720	\$ 18,886	\$ 143,078	\$ 38,798
17	\$ 211,633	\$ 6,855	\$ 19,264	\$ 145,940	\$ 39,574
18	\$ 215,865	\$ 6,992	\$ 19,649	\$ 148,859	\$ 40,366
19	\$ 220,182	\$ 7,132	\$ 20,042	\$ 151,836	\$ 41,173
20	\$ 224,586	\$ 7,274	\$ 20,443	\$ 154,873	\$ 41,996
21	\$ 229,078	\$ 7,420	\$ 20,852	\$ 157,970	\$ 42,836
22	\$ 233,659	\$ 7,568	\$ 21,269	\$ 161,130	\$ 43,693
23	\$ 238,333	\$ 7,719	\$ 21,694	\$ 164,352	\$ 44,567
24	\$ 243,099	\$ 7,874	\$ 22,128	\$ 167,639	\$ 45,458
25	\$ 247,961	\$ 8,031	\$ 22,571	\$ 170,992	\$ 46,367
<b>Total</b>	<b>\$ 4,937,882</b>	<b>\$ 159,934</b>	<b>\$ 449,469</b>	<b>\$ 3,405,122</b>	<b>\$ 923,357</b>
<b>Average</b>	<b>\$ 197,515</b>	<b>\$ 6,397</b>	<b>\$ 17,979</b>	<b>\$ 136,205</b>	<b>\$ 36,934</b>
<b>Present Value*</b>	<b>\$ 2,320,072</b>	<b>\$ 75,145</b>	<b>\$ 211,184</b>	<b>\$ 1,599,902</b>	<b>\$ 433,841</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes a 6.25% discount rate.

\*\*Note: Assumes an average annual increase of 2.00%

CAMOIN ASSOCIATES

The following table calculates the property tax payments that would be made assuming the Project occurs but no PILOT is received. This is simply for illustrative purposes, as it is assumed that the Project would not be completed without financial assistance.

Table 12

**Tax Payments with Project without PILOT**

Year	Total		Portion of Payment by Jurisdiction			
	Property Tax		Town	County	School District	Village
	Payment With Project	Without Pilot**				
1	\$ 154,163	\$ 4,993	\$ 14,033	\$ 106,309	\$ 28,828	
2	\$ 157,246	\$ 5,093	\$ 14,313	\$ 108,436	\$ 29,404	
3	\$ 2,140,121	\$ 69,317	\$ 194,804	\$ 1,475,810	\$ 400,191	
4	\$ 2,182,923	\$ 70,703	\$ 198,700	\$ 1,505,326	\$ 408,195	
5	\$ 2,226,582	\$ 72,117	\$ 202,674	\$ 1,535,432	\$ 416,359	
6	\$ 2,271,113	\$ 73,560	\$ 206,727	\$ 1,566,141	\$ 424,686	
7	\$ 2,316,536	\$ 75,031	\$ 210,862	\$ 1,597,464	\$ 433,179	
8	\$ 2,362,866	\$ 76,531	\$ 215,079	\$ 1,629,413	\$ 441,843	
9	\$ 2,410,124	\$ 78,062	\$ 219,381	\$ 1,662,001	\$ 450,680	
10	\$ 2,458,326	\$ 79,623	\$ 223,768	\$ 1,695,241	\$ 459,693	
11	\$ 2,507,493	\$ 81,216	\$ 228,244	\$ 1,729,146	\$ 468,887	
12	\$ 2,557,643	\$ 82,840	\$ 232,808	\$ 1,763,729	\$ 478,265	
13	\$ 2,608,796	\$ 84,497	\$ 237,465	\$ 1,799,004	\$ 487,830	
14	\$ 2,660,971	\$ 86,187	\$ 242,214	\$ 1,834,984	\$ 497,587	
15	\$ 2,714,191	\$ 87,911	\$ 247,058	\$ 1,871,683	\$ 507,539	
16	\$ 2,768,475	\$ 89,669	\$ 251,999	\$ 1,909,117	\$ 517,689	
17	\$ 2,823,844	\$ 91,462	\$ 257,039	\$ 1,947,299	\$ 528,043	
18	\$ 2,880,321	\$ 93,291	\$ 262,180	\$ 1,986,245	\$ 538,604	
19	\$ 2,937,927	\$ 95,157	\$ 267,424	\$ 2,025,970	\$ 549,376	
20	\$ 2,996,686	\$ 97,060	\$ 272,772	\$ 2,066,490	\$ 560,364	
21	\$ 3,056,620	\$ 99,002	\$ 278,228	\$ 2,107,820	\$ 571,571	
22	\$ 3,117,752	\$ 100,982	\$ 283,792	\$ 2,149,976	\$ 583,002	
23	\$ 3,180,107	\$ 103,001	\$ 289,468	\$ 2,192,975	\$ 594,662	
24	\$ 3,243,709	\$ 105,061	\$ 295,257	\$ 2,236,835	\$ 606,556	
25	\$ 3,308,584	\$ 107,162	\$ 301,163	\$ 2,281,572	\$ 618,687	
<b>Total</b>	<b>\$ 62,043,120</b>	<b>\$ 2,009,528</b>	<b>\$ 5,647,452</b>	<b>\$ 42,784,418</b>	<b>\$ 11,601,721</b>	
<b>Average</b>	<b>\$ 2,481,725</b>	<b>\$ 80,381</b>	<b>\$ 225,898</b>	<b>\$ 1,711,377</b>	<b>\$ 464,069</b>	
<b>Present Value*</b>	<b>\$ 27,446,855</b>	<b>\$ 888,982</b>	<b>\$ 2,498,340</b>	<b>\$ 18,927,122</b>	<b>\$ 5,132,410</b>	

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes a 6.25% discount rate.

\*\*Note: Assumes an average annual increase of 2.00%

CAMOIN ASSOCIATES

Table 13 calculates the benefit (or cost) to the affected taxing jurisdictions as the difference between the PILOT payments associated with the Project and the property tax payments without the Project. On average, \$926,576 more in PILOT revenue will be received annually than property taxes that would be received without the Project. The total benefit would be \$23,164,404 over the 25 years. The Applicant will pay \$1,357,633 less on average per year under the PILOT compared to paying full taxes on the final development.

Table 13

**Tax Policy Comparison (All Jurisdictions)**

Year	A Property Tax Payment Without Project	B PILOT Payment	C Property Tax Payment With Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$ 154,163	\$ 154,000	\$ 154,163	\$ (163)	\$ 163
2	\$ 157,246	\$ 154,000	\$ 157,246	\$ (3,246)	\$ 3,246
3	\$ 160,391	\$ 154,000	\$ 2,140,121	\$ (6,391)	\$ 1,986,121
4	\$ 163,599	\$ 375,000	\$ 2,182,923	\$ 211,401	\$ 1,807,923
5	\$ 166,871	\$ 425,000	\$ 2,226,582	\$ 258,129	\$ 1,801,582
6	\$ 170,208	\$ 475,000	\$ 2,271,113	\$ 304,792	\$ 1,796,113
7	\$ 173,612	\$ 525,000	\$ 2,316,536	\$ 351,388	\$ 1,791,536
8	\$ 177,085	\$ 575,000	\$ 2,362,866	\$ 397,915	\$ 1,787,866
9	\$ 180,626	\$ 625,000	\$ 2,410,124	\$ 444,374	\$ 1,785,124
10	\$ 184,239	\$ 700,000	\$ 2,458,326	\$ 515,761	\$ 1,758,326
11	\$ 187,924	\$ 775,000	\$ 2,507,493	\$ 587,076	\$ 1,732,493
12	\$ 191,682	\$ 825,000	\$ 2,557,643	\$ 633,318	\$ 1,732,643
13	\$ 195,516	\$ 900,000	\$ 2,608,796	\$ 704,484	\$ 1,708,796
14	\$ 199,426	\$ 975,000	\$ 2,660,971	\$ 775,574	\$ 1,685,971
15	\$ 203,415	\$ 1,047,000	\$ 2,714,191	\$ 843,585	\$ 1,667,191
16	\$ 207,483	\$ 1,197,429	\$ 2,768,475	\$ 989,946	\$ 1,571,046
17	\$ 211,633	\$ 1,328,857	\$ 2,823,844	\$ 1,117,224	\$ 1,494,987
18	\$ 215,865	\$ 1,470,286	\$ 2,880,321	\$ 1,254,421	\$ 1,410,035
19	\$ 220,182	\$ 1,621,714	\$ 2,937,927	\$ 1,401,532	\$ 1,316,213
20	\$ 224,586	\$ 2,000,000	\$ 2,996,686	\$ 1,775,414	\$ 996,686
21	\$ 229,078	\$ 2,175,000	\$ 3,056,620	\$ 1,945,922	\$ 881,620
22	\$ 233,659	\$ 2,225,000	\$ 3,117,752	\$ 1,991,341	\$ 892,752
23	\$ 238,333	\$ 2,350,000	\$ 3,180,107	\$ 2,111,667	\$ 830,107
24	\$ 243,099	\$ 2,450,000	\$ 3,243,709	\$ 2,206,901	\$ 793,709
25	\$ 247,961	\$ 2,600,000	\$ 3,308,584	\$ 2,352,039	\$ 708,584
<b>Total</b>	<b>\$ 4,937,882</b>	<b>\$ 28,102,286</b>	<b>\$ 62,043,120</b>	<b>\$ 23,164,404</b>	<b>\$ 33,940,834</b>
<b>Average</b>	<b>\$ 197,515</b>	<b>\$ 1,124,091</b>	<b>\$ 2,481,725</b>	<b>\$ 926,576</b>	<b>\$ 1,357,633</b>
<b>Present Value*</b>	<b>\$ 2,320,072</b>	<b>\$ 10,284,169</b>	<b>\$ 27,446,855</b>	<b>\$ 7,964,097</b>	<b>\$ 17,162,686</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

CAMOIN ASSOCIATES

**TOWN**

Table 14 calculates the benefit (or cost) to the Town. The Town would receive approximately \$30,011 more in PILOT revenue annually than in property taxes without the Project. The total benefit to the Town would be \$750,277 over the 25 years.

Table 14

**Tax Policy Comparison for Town**

Year	A	B	C		
	Property Tax Payment Without Project	PILOT Payment	Property Tax Payment With Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$ 4,993	\$ 4,988	\$ 4,993	\$ (5)	\$ 5
2	\$ 5,093	\$ 4,988	\$ 5,093	\$ (105)	\$ 105
3	\$ 5,195	\$ 4,988	\$ 69,317	\$ (207)	\$ 64,329
4	\$ 5,299	\$ 12,146	\$ 70,703	\$ 6,847	\$ 58,557
5	\$ 5,405	\$ 13,765	\$ 72,117	\$ 8,361	\$ 58,352
6	\$ 5,513	\$ 15,385	\$ 73,560	\$ 9,872	\$ 58,175
7	\$ 5,623	\$ 17,004	\$ 75,031	\$ 11,381	\$ 58,026
8	\$ 5,736	\$ 18,624	\$ 76,531	\$ 12,888	\$ 57,908
9	\$ 5,850	\$ 20,243	\$ 78,062	\$ 14,393	\$ 57,819
10	\$ 5,967	\$ 22,672	\$ 79,623	\$ 16,705	\$ 56,951
11	\$ 6,087	\$ 25,102	\$ 81,216	\$ 19,015	\$ 56,114
12	\$ 6,208	\$ 26,721	\$ 82,840	\$ 20,513	\$ 56,119
13	\$ 6,333	\$ 29,150	\$ 84,497	\$ 22,818	\$ 55,347
14	\$ 6,459	\$ 31,579	\$ 86,187	\$ 25,120	\$ 54,607
15	\$ 6,588	\$ 33,912	\$ 87,911	\$ 27,323	\$ 53,999
16	\$ 6,720	\$ 38,784	\$ 89,669	\$ 32,064	\$ 50,885
17	\$ 6,855	\$ 43,041	\$ 91,462	\$ 36,186	\$ 48,421
18	\$ 6,992	\$ 47,621	\$ 93,291	\$ 40,630	\$ 45,670
19	\$ 7,132	\$ 52,526	\$ 95,157	\$ 45,395	\$ 42,631
20	\$ 7,274	\$ 64,778	\$ 97,060	\$ 57,504	\$ 32,282
21	\$ 7,420	\$ 70,447	\$ 99,002	\$ 63,027	\$ 28,555
22	\$ 7,568	\$ 72,066	\$ 100,982	\$ 64,498	\$ 28,916
23	\$ 7,719	\$ 76,115	\$ 103,001	\$ 68,395	\$ 26,887
24	\$ 7,874	\$ 79,354	\$ 105,061	\$ 71,480	\$ 25,708
25	\$ 8,031	\$ 84,212	\$ 107,162	\$ 76,181	\$ 22,950
<b>Total</b>	<b>\$ 159,934</b>	<b>\$ 910,211</b>	<b>\$ 2,009,528</b>	<b>\$ 750,277</b>	<b>\$ 1,099,317</b>
<b>Average</b>	<b>\$ 6,397</b>	<b>\$ 36,408</b>	<b>\$ 80,381</b>	<b>\$ 30,011</b>	<b>\$ 43,973</b>
<b>Present Value*</b>	<b>\$ 75,145</b>	<b>\$ 333,096</b>	<b>\$ 888,982</b>	<b>\$ 257,951</b>	<b>\$ 555,886</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

CAMOIN ASSOCIATES

**COUNTY**

Table 15 calculates the benefit (or cost) to the County. The County would receive approximately \$84,341 more in PILOT revenue annually than in property taxes without the Project. The total benefit to the County would be \$2,108,531 over the 25 years.

Table 15

**Tax Policy Comparison for County**

Year	A	B	C		
	Property Tax Payment Without Project	PILOT Payment	Property Tax Payment With Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$ 14,033	\$ 14,018	\$ 14,033	\$ (15)	\$ 15
2	\$ 14,313	\$ 14,018	\$ 14,313	\$ (295)	\$ 295
3	\$ 14,600	\$ 14,018	\$ 194,804	\$ (582)	\$ 180,786
4	\$ 14,892	\$ 34,134	\$ 198,700	\$ 19,243	\$ 164,566
5	\$ 15,189	\$ 38,685	\$ 202,674	\$ 23,496	\$ 163,988
6	\$ 15,493	\$ 43,237	\$ 206,727	\$ 27,744	\$ 163,491
7	\$ 15,803	\$ 47,788	\$ 210,862	\$ 31,985	\$ 163,074
8	\$ 16,119	\$ 52,339	\$ 215,079	\$ 36,220	\$ 162,740
9	\$ 16,441	\$ 56,890	\$ 219,381	\$ 40,449	\$ 162,490
10	\$ 16,770	\$ 63,717	\$ 223,768	\$ 46,947	\$ 160,051
11	\$ 17,106	\$ 70,544	\$ 228,244	\$ 53,438	\$ 157,700
12	\$ 17,448	\$ 75,095	\$ 232,808	\$ 57,648	\$ 157,713
13	\$ 17,797	\$ 81,922	\$ 237,465	\$ 64,125	\$ 155,542
14	\$ 18,153	\$ 88,749	\$ 242,214	\$ 70,596	\$ 153,465
15	\$ 18,516	\$ 95,303	\$ 247,058	\$ 76,787	\$ 151,755
16	\$ 18,886	\$ 108,996	\$ 251,999	\$ 90,109	\$ 143,004
17	\$ 19,264	\$ 120,959	\$ 257,039	\$ 101,695	\$ 136,081
18	\$ 19,649	\$ 133,832	\$ 262,180	\$ 114,183	\$ 128,348
19	\$ 20,042	\$ 147,616	\$ 267,424	\$ 127,574	\$ 119,808
20	\$ 20,443	\$ 182,049	\$ 272,772	\$ 161,606	\$ 90,723
21	\$ 20,852	\$ 197,979	\$ 278,228	\$ 177,127	\$ 80,249
22	\$ 21,269	\$ 202,530	\$ 283,792	\$ 181,261	\$ 81,262
23	\$ 21,694	\$ 213,908	\$ 289,468	\$ 192,214	\$ 75,560
24	\$ 22,128	\$ 223,010	\$ 295,257	\$ 200,882	\$ 72,247
25	\$ 22,571	\$ 236,664	\$ 301,163	\$ 214,093	\$ 64,499
<b>Total</b>	<b>\$ 449,469</b>	<b>\$ 2,558,000</b>	<b>\$ 5,647,452</b>	<b>\$ 2,108,531</b>	<b>\$ 3,089,452</b>
<b>Average</b>	<b>\$ 17,979</b>	<b>\$ 102,320</b>	<b>\$ 225,898</b>	<b>\$ 84,341</b>	<b>\$ 123,578</b>
<b>Present Value*</b>	<b>\$ 211,184</b>	<b>\$ 936,113</b>	<b>\$ 2,498,340</b>	<b>\$ 724,929</b>	<b>\$ 1,562,227</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

## CAMOIN ASSOCIATES

**SCHOOL DISTRICT**

Table 16 calculates the benefit (or cost) to the school district. The school district would receive approximately \$638,959 more in PILOT revenue annually than in property taxes without the Project. The total benefit to the school district would be \$15,973,980 over the 25 years.

Table 16

**Tax Policy Comparison for School District**

Year	A	B	C		
	Property Tax Payment Without Project	PILOT Payment	Property Tax Payment With Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)
1	\$ 106,309	\$ 106,197	\$ 106,309	\$ (112)	\$ 112
2	\$ 108,436	\$ 106,197	\$ 108,436	\$ (2,238)	\$ 2,238
3	\$ 110,604	\$ 106,197	\$ 1,475,810	\$ (4,407)	\$ 1,369,612
4	\$ 112,816	\$ 258,597	\$ 1,505,326	\$ 145,780	\$ 1,246,729
5	\$ 115,073	\$ 293,076	\$ 1,535,432	\$ 178,004	\$ 1,242,356
6	\$ 117,374	\$ 327,556	\$ 1,566,141	\$ 210,182	\$ 1,238,585
7	\$ 119,722	\$ 362,036	\$ 1,597,464	\$ 242,314	\$ 1,235,428
8	\$ 122,116	\$ 396,515	\$ 1,629,413	\$ 274,399	\$ 1,232,898
9	\$ 124,558	\$ 430,995	\$ 1,662,001	\$ 306,436	\$ 1,231,007
10	\$ 127,050	\$ 482,714	\$ 1,695,241	\$ 355,665	\$ 1,212,527
11	\$ 129,591	\$ 534,434	\$ 1,729,146	\$ 404,843	\$ 1,194,713
12	\$ 132,182	\$ 568,913	\$ 1,763,729	\$ 436,731	\$ 1,194,816
13	\$ 134,826	\$ 620,633	\$ 1,799,004	\$ 485,806	\$ 1,178,371
14	\$ 137,523	\$ 672,352	\$ 1,834,984	\$ 534,829	\$ 1,162,632
15	\$ 140,273	\$ 722,002	\$ 1,871,683	\$ 581,729	\$ 1,149,681
16	\$ 143,078	\$ 825,737	\$ 1,909,117	\$ 682,659	\$ 1,083,380
17	\$ 145,940	\$ 916,369	\$ 1,947,299	\$ 770,429	\$ 1,030,931
18	\$ 148,859	\$ 1,013,897	\$ 1,986,245	\$ 865,038	\$ 972,348
19	\$ 151,836	\$ 1,118,320	\$ 2,025,970	\$ 966,484	\$ 907,650
20	\$ 154,873	\$ 1,379,183	\$ 2,066,490	\$ 1,224,311	\$ 687,306
21	\$ 157,970	\$ 1,499,862	\$ 2,107,820	\$ 1,341,892	\$ 607,958
22	\$ 161,130	\$ 1,534,341	\$ 2,149,976	\$ 1,373,212	\$ 615,634
23	\$ 164,352	\$ 1,620,540	\$ 2,192,975	\$ 1,456,188	\$ 572,435
24	\$ 167,639	\$ 1,689,500	\$ 2,236,835	\$ 1,521,860	\$ 547,335
25	\$ 170,992	\$ 1,792,938	\$ 2,281,572	\$ 1,621,946	\$ 488,633
<b>Total</b>	<b>\$ 3,405,122</b>	<b>\$ 19,379,102</b>	<b>\$ 42,784,418</b>	<b>\$ 15,973,980</b>	<b>\$ 23,405,316</b>
<b>Average</b>	<b>\$ 136,205</b>	<b>\$ 775,164</b>	<b>\$ 1,711,377</b>	<b>\$ 638,959</b>	<b>\$ 936,213</b>
<b>Present Value*</b>	<b>\$ 1,599,902</b>	<b>\$ 7,091,877</b>	<b>\$ 18,927,122</b>	<b>\$ 5,491,975</b>	<b>\$ 11,835,245</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

CAMOIN ASSOCIATES

**VILLAGE**

Table 17 calculates the benefit (or cost) to the village. The village would receive approximately \$173,265 more in PILOT revenue annually than in property taxes without the Project. The total benefit to the village would be \$4,554,537 over the 25 years.

Table 17

**Tax Policy Comparison for Village**

Year	A		B		C	
	Property Tax Payment Without Project	PILOT Payment	Property Tax Payment With Project and No PILOT	Benefit (Cost) of Project to Municipalities (B-A)	Benefit (Cost) of PILOT to Applicant (C-B)	
1	\$ 28,828	\$ 28,797	\$ 28,828	\$ (30)	\$ 30	
2	\$ 29,404	\$ 28,797	\$ 29,404	\$ (607)	\$ 607	
3	\$ 29,992	\$ 28,797	\$ 400,191	\$ (1,195)	\$ 371,394	
4	\$ 30,592	\$ 70,123	\$ 408,195	\$ 39,531	\$ 338,072	
5	\$ 31,204	\$ 79,473	\$ 416,359	\$ 48,269	\$ 336,886	
6	\$ 31,828	\$ 88,822	\$ 424,686	\$ 56,994	\$ 335,863	
7	\$ 32,465	\$ 98,172	\$ 433,179	\$ 65,708	\$ 335,007	
8	\$ 33,114	\$ 107,522	\$ 441,843	\$ 74,408	\$ 334,321	
9	\$ 33,776	\$ 116,872	\$ 450,680	\$ 83,095	\$ 333,808	
10	\$ 34,452	\$ 130,896	\$ 459,693	\$ 96,444	\$ 328,797	
11	\$ 35,141	\$ 144,921	\$ 468,887	\$ 109,780	\$ 323,967	
12	\$ 35,843	\$ 154,270	\$ 478,265	\$ 118,427	\$ 323,995	
13	\$ 36,560	\$ 168,295	\$ 487,830	\$ 131,735	\$ 319,535	
14	\$ 37,292	\$ 182,320	\$ 497,587	\$ 145,028	\$ 315,267	
15	\$ 38,037	\$ 195,783	\$ 507,539	\$ 157,746	\$ 311,755	
16	\$ 38,798	\$ 223,913	\$ 517,689	\$ 185,114	\$ 293,777	
17	\$ 39,574	\$ 248,489	\$ 528,043	\$ 208,915	\$ 279,554	
18	\$ 40,366	\$ 274,935	\$ 538,604	\$ 234,570	\$ 263,669	
19	\$ 41,173	\$ 303,252	\$ 549,376	\$ 262,079	\$ 246,125	
20	\$ 41,996	\$ 373,989	\$ 560,364	\$ 331,993	\$ 186,375	
21	\$ 42,836	\$ 406,713	\$ 571,571	\$ 363,877	\$ 164,858	
22	\$ 43,693	\$ 416,063	\$ 583,002	\$ 372,370	\$ 166,940	
23	\$ 44,567	\$ 439,437	\$ 594,662	\$ 394,870	\$ 155,225	
24	\$ 45,458	\$ 458,136	\$ 606,556	\$ 412,678	\$ 148,419	
25	\$ 46,367	\$ 486,186	\$ 618,687	\$ 439,818	\$ 132,501	
<b>Total</b>	<b>\$ 923,357</b>	<b>\$ 5,254,972</b>	<b>\$ 11,601,721</b>	<b>\$ 4,331,616</b>	<b>\$ 6,346,749</b>	
<b>Average</b>	<b>\$ 36,934</b>	<b>\$ 210,199</b>	<b>\$ 464,069</b>	<b>\$ 173,265</b>	<b>\$ 253,870</b>	
<b>Present Value*</b>	<b>\$ 433,841</b>	<b>\$ 1,923,083</b>	<b>\$ 5,132,410</b>	<b>\$ 1,489,242</b>	<b>\$ 3,209,328</b>	

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Assumes 6.25% discount rate.

## CAMOIN ASSOCIATES

**OTHER EXEMPTIONS**

There are additional benefits to working with the Agency including a one-time sales tax exemption on construction materials and furniture, fixtures, and equipment as well as a mortgage tax exemption. Tax exemptions are for the state and county taxes and are not applicable to the town.

Table 18

**Summary of Costs to Affected Jurisdictions**

	State and County	
Sales Tax Exemption	\$	4,715,258
Mortgage Tax Exemption	\$	515,861

Source: Applicant, Camoin Associates

The additional incentives offered by the Agency will benefit the Applicant but will not negatively affect the taxing jurisdictions because, without the Project, the Town by definition would not be receiving any associated sales tax or mortgage tax revenue.

**SALES TAX REVENUE****SALES TAX REVENUE – CONSTRUCTION PHASE**

The one-time construction phase earnings described by the total economic impact of the construction work (described in the above section) would lead to additional sales tax revenue for the Town. It is assumed that 70%<sup>6</sup> of the construction phase earnings would be spent within the county, and 25% of those purchases would be taxable. The portion of sales tax revenue allocated to the town is 0.375%. As a result, there is estimated to be \$18,991 in new sales tax revenue to the town as a result of the construction phase.

Table 19

**One-Time Sales Tax Revenue, Construction Phase**

Total New Earnings	\$	28,938,806
Amount Spent in County (70%)	\$	20,257,164
Amount Taxable (25%)	\$	5,064,291
<b>Nassau County Sales Tax Revenue (4.25%)</b>	<b>\$</b>	<b>215,232</b>
New Town Sales Tax Revenue Portion*		0.375%
<b>New Town Sales Tax Revenue</b>	<b>\$</b>	<b>18,991</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Nassau County's sales tax rate is 4.25%, of which 0.75% is allocated to the towns and cities within the county. For this analysis we assume half of the 0.75% is allocated to the Town of Hempstead.

<sup>6</sup> According to Lightcast, 70% demand for industries in a typical household spending basket is met within Nassau County.



## CAMOIN ASSOCIATES

**SALES TAX REVENUE – NEW HOUSEHOLD SPENDING**

As a result of the Project, the Town would receive sales tax revenue from household purchases. Table 20 displays the new sales tax revenue that the Town of Hempstead would receive annually based on in-town spending by new households. The portion of sales tax revenue allocated to the town is 0.375%. As a result, there is estimated to be \$848 in new sales tax revenue to the town as a result of the new household spending.

Table 20

<b>Annual Sales Tax Revenue, Household Spending</b>	
Total New Spending	\$ 6,887,041
Amount Taxable (30%)	\$ 2,066,112
<b>Nassau County Sales Tax Revenue (4.25%)</b>	<b>\$ 87,810</b>
New Town Sales Tax Revenue Portion*	0.375%
<b>New Town Tax Revenue</b>	<b>\$ 7,748</b>

Source: Town of Hempstead IDA, Camoin Associates

Note that the household spending figure has already been adjusted to account for 60% of total spending within the town (see table entitled "Tenant Spending Baskets"). Based on the spending baskets of tenants and the understanding that certain non-taxable items (related to housing expenses) have been removed from the total spending line, increasing the remaining portion taxable, 30% of purchases are assumed to be taxable.

**SALES TAX REVENUE – EMPLOYEE EARNINGS**

The earnings generated by on-site jobs resulting from building operations at the Project (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the town. It is assumed that 70% of the earnings would be spent within Nassau County and that 25% of those purchases will be taxable. Table 21 displays the annual tax revenue that the Town will receive.

Table 21

<b>Annual Sales Tax Revenue, On-Site Operations</b>	
Total New Earnings	\$ 444,834
Amount Spent in County (70%)	\$ 311,384
Amount Taxable (25%)	\$ 77,846
<b>Nassau County Sales Tax Revenue (4.25%)</b>	<b>\$ 3,308</b>
New Town Sales Tax Revenue Portion*	0.375%
<b>New Town Tax Revenue</b>	<b>\$ 292</b>

Source: Town of Hempstead IDA, Camoin Associates

\*Note: Nassau County's sales tax rate is 4.25%, of which 0.75% is allocated to the towns and cities within the county. For this analysis we assume half of the 0.75% is allocated to the Town of Hempstead.

## CAMOIN ASSOCIATES

**TOTAL ANNUAL SALES TAX REVENUE**

The total annual sales tax revenue that the Town will receive is summarized in Table 22.

*Table 22*

<b>Total Annual Sales Tax Revenue</b>		
Household Spending	\$	7,748
On-Site Operations	\$	292
<b>New Town Tax Revenue</b>	<b>\$</b>	<b>8,040</b>

Source: Town of Hempstead IDA, Camoin Associates

CAMOIN ASSOCIATES

## ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

An economic impact study aims to ascertain the total cumulative changes in employment, earnings, and output in a given economy due to some initial "change in final demand." To understand the meaning of "change in final demand", consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells \$1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is \$1 million because dollars are flowing in from outside the United States and are, therefore, "new" dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its production inputs (electricity, steel, etc.), lease or purchase property, and pay its workers. This first round is commonly referred to as the "Direct Effects" of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer's vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e. sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron, and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy, and some will "leak out." What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will "leak" out of the economy. Purchasing local goods and services will stimulate other local economic activity. Together, these effects are called the "Indirect Effects" of the change in final demand.

Therefore, the total economic impact of the new widget manufacturer is the initial \$1 million of new money (i.e., Direct Effects) flowing into the US economy, plus the Indirect Effects. The Total Effects to Direct Effects ratio is called the "multiplier effect" and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar (\$1) change in final demand, an additional \$1.40 of indirect economic activity occurs for a total of \$2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e., how the "local economy" is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and, therefore, the economic impact is zero. This is because the \$1 million of widgets purchased by Canadians is not causing total North American demand to increase by \$1 million. Presumably, those Canadian purchasers will have \$1 million less to spend on other items. The effects of additional widget production will be canceled by a commensurate reduction in purchasing other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in several circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer serves both local and foreign demand, and an impact analysis would have to be careful in calculating how many "new" dollars the producer would be causing to occur domestically.

CAMOIN ASSOCIATES

## ATTACHMENT B: CALCULATING NET NEW HOUSEHOLDS

“Net new” households that move into a geography because of the availability of desired housing contribute to that geography’s economy in measurable ways. Estimating the number of net new households that would not otherwise live in the geography is, therefore, a critical task for an economic and fiscal impact analysis for a project that includes housing.

Our housing market research indicates that demand heavily affects housing, with households in different demographic groups seeking diverse housing price points and amenities. Our estimates of net new households take into consideration demographic and economic differences among renters and price points among units offered, identifying the existence and size of a housing gap (where more units are demanded than are available) or surplus (where there is oversupply) in the market segment to be served by the proposed project. Generally, where there is a significant housing gap outside the geography but within a reasonable distance for relocation, a project will draw a larger proportion of net new households into that geography. Therefore, each project may have a different expectation for net new households, depending on price point, age restriction, and location.

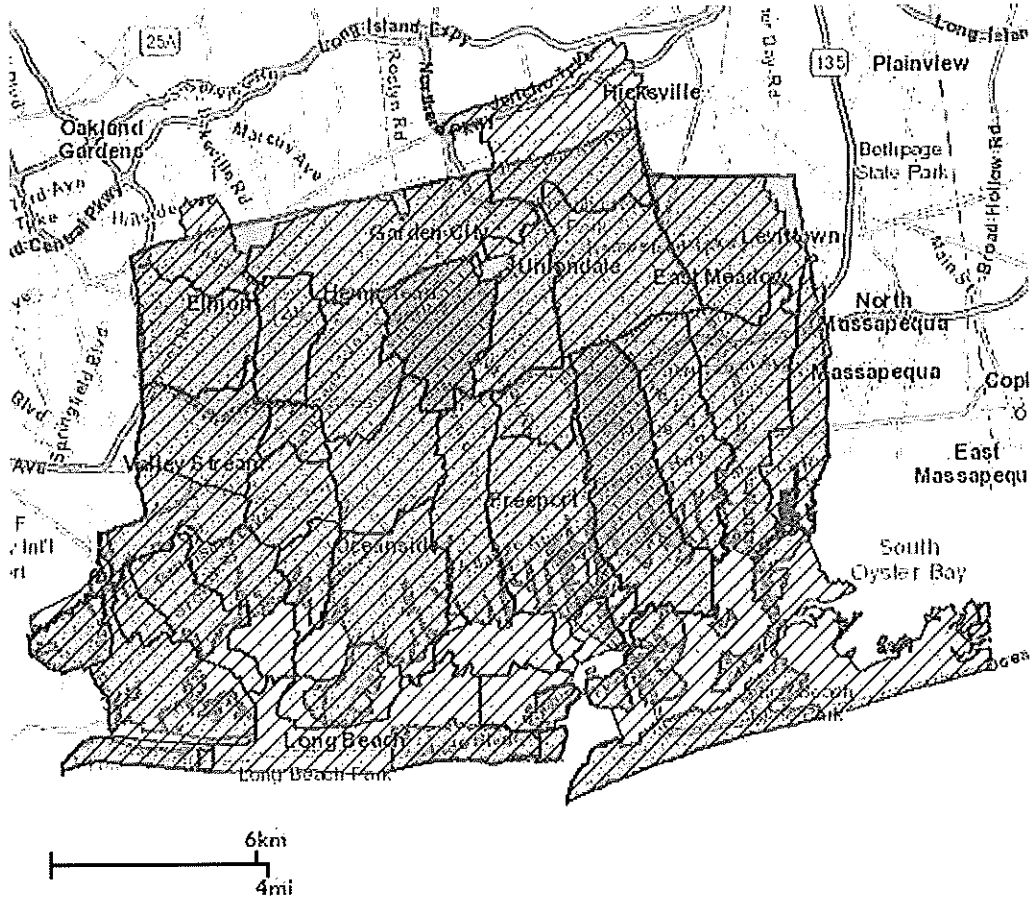
The following steps outline our process for calculating net new households. All data is drawn from Esri Business Analyst.

1. Identify where households are likely to come from. We expect that renters for a new project would consider housing within a reasonable driving time from their current location, creating a “renter-shed” for a new project. Households within the drive time but outside the study area are net new.
2. Identify the existing rental housing supply at different price points. Using data from Esri, we identify rental housing units in the study area by price point and calculate the minimum household income expected to be necessary to afford rent by price range.
3. Identify the number of households at different income levels. We analyze households by income group and rental behavior to estimate an “implied number of renting” for different income groups.
4. Calculate net housing surplus or gap by price point. Rental housing supply and demand are compared to calculate a “net gap,” indicating excess demand for the project or a “net surplus.” To estimate net new households for a project, the net gap in the study area is compared to the net gap in the drive time.

CAMOIN ASSOCIATES

# ATTACHMENT C: STUDY AREAS

Town of Hempstead (Green) and Zip Code Region (Red outline with dashes)



CAMOIN ASSOCIATES

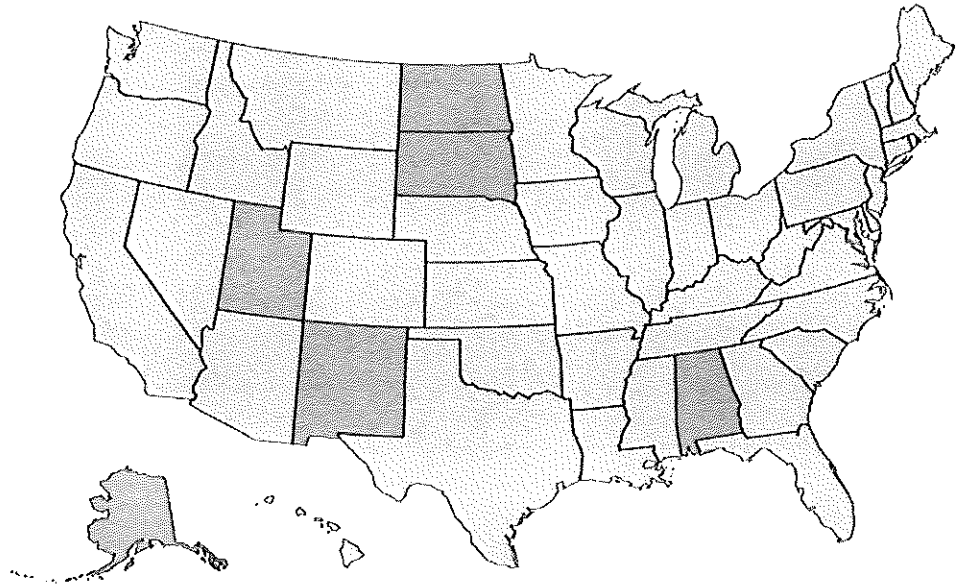
# ABOUT CAMOIN ASSOCIATES

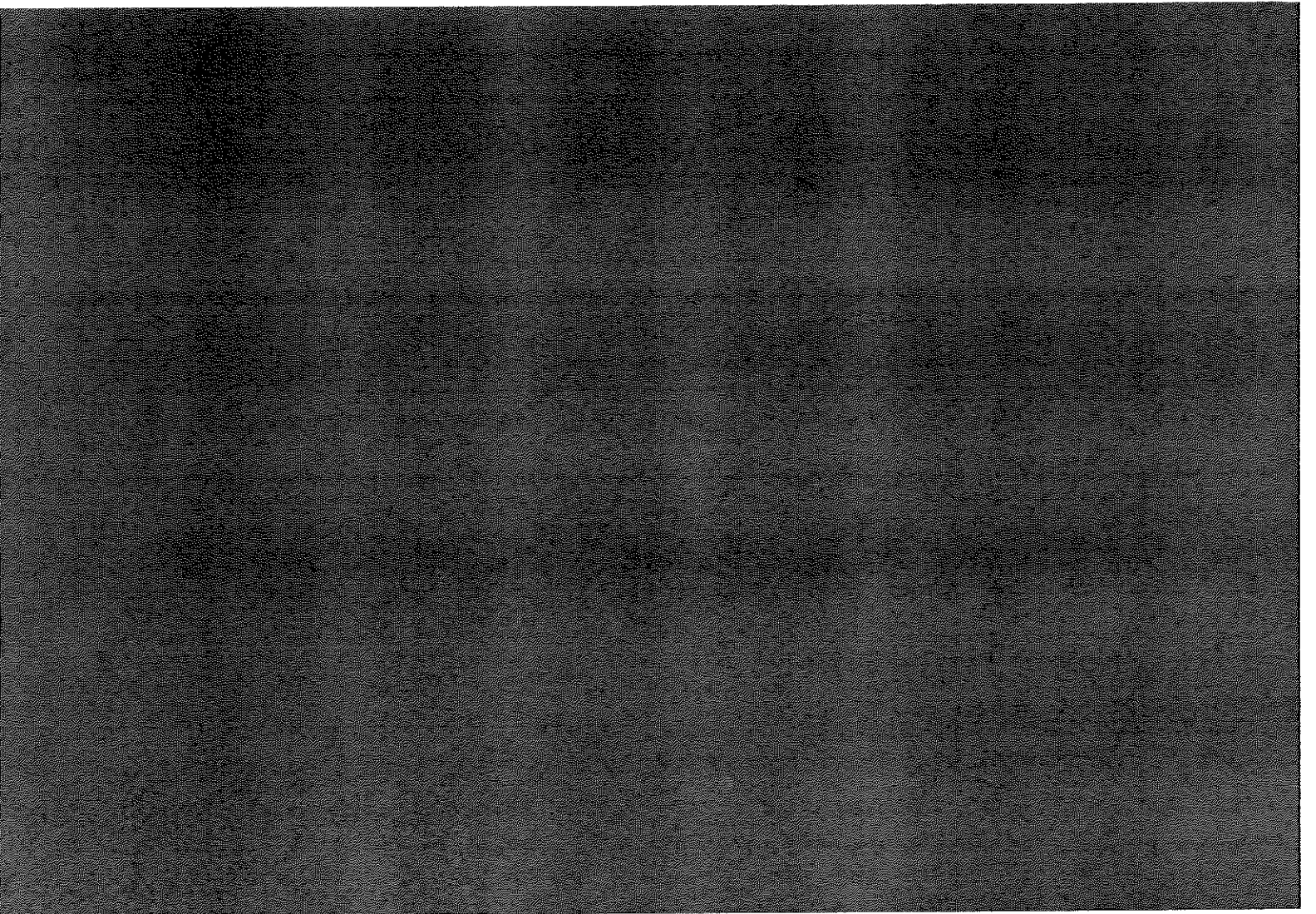
Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus), and the New York Islanders; as well as private developers proposing projects over \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 44 states and garnered attention from national media outlets, including Marketplace (NPR), Crain's New York Business, Forbes magazine, The New York Times, and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA; and Brattleboro, VT. To learn more about our experience and projects in our service lines, please visit our website at [www.camoinassociates.com](http://www.camoinassociates.com). You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on Facebook.

## THE PROJECT TEAM

Rachel Selsky  
CEO

Connor Allen  
Analyst





Leading action to  
grow your economy

Camoin Associates  
PO Box 3547  
Saratoga Springs, NY 12866  
518.899.2608  
[www.camoinassociates.com](http://www.camoinassociates.com)  
@camoinassociate



INDUSTRIAL DEVELOPMENT  
AGENCY

Board Members  
Thomas Grech  
Dr. Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor  
Guy Savia

Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

April 14, 2025

Honorable Mayor Hobbs  
Hempstead Village  
99 James A. Garner Way  
Hempstead, New York 11550

Alphamore/50 Clinton

Dear Mayor Hobbs,

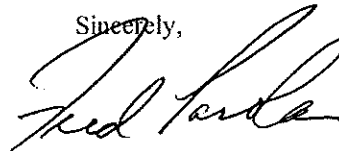
As you are aware, due to New York State Legislation the Village of Hempstead is required to have all projects reviewed every three years to identify changes in the assessed values and tax rate.

This project is due for the required three-year PILOT Review. The company is known as Alphamore, LLC and the related PILOT Agreement, for the project located at 50 Clinton Street, in the Village of Hempstead (Section: 34, Block: 350, Lots: 115, and 118 The Town of Hempstead IDA has reviewed the PILOT and tax information and has determined that no change to the PILOT Agreement is necessary due the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead has increased slightly, reflecting a de minimis impact on the assessment rates in the Village.
- 2) The Village of Hempstead property tax rate has been adjusted. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,



Frederick E. Parola  
CEO

CC: Hempstead IDA Board Members  
Agency Counsel



Active Collection: VI 2021

Parcel Info Base Taxes Special Districts Exemptions & Abatements Charges & Payments Summary Notes & Docs Extra Info

VI 2021

Sale Date: 5/1/2020

Printkey: 34-350-115,118

Hempstead

ASSESSED VALUE

LAND: 67000

TOTAL EXEMPTIONS: 193,500

TOTAL: 193500

SPECIAL DISTRICTS: \$5,262.00

TAXABLE: 0

TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 168,111.64

BASE TAXES:

Village Tax \$0.00

SWIS CODE: 282013 RS: 8 BILL #: 008802

NAME: ALPHAMORE LLC

NAME: C/O WILLIAM J SEGAL

ADDRESS: 1125 OCEAN AVENUE

ADDRESS: LAKEWOOD, NJ 08701-0000

ADDRESS:

ADDRESS:

PROP DESC:

PROP DESC:

PROP DESC:

LEGAL ADDR: 50 CLINTON ST

TAXES DUE

TAXES PAID

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	2,631.00	0.00	0.00	2,631.00	20210623C	6/17/2021
2	0.00	0.00	0.00	0.00	2,631.00	0.00	0.00	2,631.00	20211222C	12/22/2021

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 464

BASE TX - ORIG: 5,262.00

BASE TX - NOW: 0.00

**WATER RELEVY**

PD TO DATE: 5,262.00

TOT DUE-NOW: 0.00

Parcel Info Base Taxes Special Distrids Exemptions & Abatements Charges & Payments Summary Notes & Docs Extra Info

**VI 2024**

Sale Date: 7/1/2024

Printkey: **34-350-115,118** Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 008902

NAME: ALPHAMORE LLC

NAME: C/O WILLIAM J SEGAL

ADDRESS: 1125 OCEAN AVENUE

ADDRESS: LAKEWOOD, NJ 08701-0000

ADDRESS:

ADDRESS:

PROP DESC:

PROP DESC:

PROP DESC:

LEGAL ADDR: 50 CLINTON ST

ASSESSED VALUE

LAND: 67000

TOTAL EXEMPTIONS: 194,582

TOTAL: 194582

SPECIAL DISTRICTS: \$12,626.13

TAXABLE: 0

TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 176,026.70

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	6,313.07	0.00	0.00	6,313.07	20240627C	6/27/2024
2	0.00	0.00	0.00	0.00	6,313.06	0.00	0.00	6,313.06	20241224C	12/24/2024

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 464

BASE TX - ORIG: 12,626.13

BASE TX - NOW: 0.00

**WATER RELEVY**

PD TO DATE: 12,626.13

TOT DUE-NOW: 0.00

Locate Parcel

Receipt

Bill

eReceipt

eBill

Make  
Memo

Start:

01/01/2024

End:

12/31/2024

All Dates

Cut:

4/11/2025

Close

Refresh

INDUSTRIAL DEVELOPMENT  
AGENCY

Board Members  
Thomas Grech  
Dr. Eric C. Maillette  
Jack Majkut  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor  
Guy Savia

Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

April 14, 2025

Honorable Mayor Hobbs  
Hempstead Village  
99 James A. Garner Way  
Hempstead, New York 11550

City Autoplex

Dear Mayor Hobbs,

As you are aware, as required by New York State Legislation, the Village of Hempstead is required to have all projects within their municipality reviewed every three years to identify any changes in the assessed values and tax rate.

This project is due for the required three-year PILOT Review. The company is known as City Autoplex located at 225-233 North Franklin Street, in the Village of Hempstead (Section: 34, Block: 178, Lots: 6, (11, 18, 23) 12, 14). The Town of Hempstead IDA has reviewed the PILOT and tax information and has determined that no change to the PILOT Agreement is necessary due the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead, has not changed.
- 2) The Village of Hempstead property tax rate has been adjusted. As a result, the change reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General, School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,

EDIE M. LONGO  
CFO

CC: Hempstead IDA Board Members  
Agency Counsel

VI 2024

Sale Date: 7/1/2024

Printkey: 34-178-6

Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 008717

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC: FORMERLY 233 N FRANKLIN S

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

ASSESSED VALUE

LAND: 5000 TOTAL EXEMPTIONS: 5,000

TOTAL: 5000 SPECIAL DISTRICTS: \$1,192.66

TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 5,715.86

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

I#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
2	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 431

BASE TX - ORIG: 1,192.66

BASE TX - NOW: 0.00

PD TO DATE: 1,192.66

TOT DUE-NOW: 0.00

**VI 2024**

Sale Date: 7/1/2024

Printkey: **34-178-11,18** Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 008718

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC: FORMERLY 229 N FRANKLIN

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

**ASSESSED VALUE**

LAND:	10000	TOTAL EXEMPTIONS:	10,000
TOTAL:	10000	SPECIAL DISTRICTS:	\$1,192.66
TAXABLE:	0	TAX W/O EXEMPTIONS: (and/or MOVE TAXES)	10,239.06

**BASE TAXES:**

Village Tax	\$0.00
-------------	--------

**TAXES DUE**

**TAXES PAID**

	i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
	1	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
	2	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
BASE TX - ORIG:					1,192.66	PD TO DATE:					1,192.66
BASE TX - NOW:					0.00	TOT DUE-NOW:					0.00

BANK ID:

PRIOR TAX:

STAR SAVINGS:

PROPERTY USE:

Locate Parcel

Receipt

Bill

eReceipt

eBill

Make Menu

Start: 01/01/2024

End: 12/31/2024

All Dates

Cut: 4/11/2025

Close

Refresh

Parcel Info Base Taxes Special Districts Exemptions & Abatements Charges & Payments Summary Notes & Docs Extra Info

**VI 2024**

Sale Date: 7/1/2024

Printkey: 34-178-12

Hempstead

**ASSESSED VALUE**

LAND: 5000 TOTAL EXEMPTIONS: 5,000  
 TOTAL: 5000 SPECIAL DISTRICTS: \$1,192.66  
 TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 5,715.86

SWIS CODE: 282013 RS: 8 BILL #: 008719

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC: FORMER 227 N FRANKLIN

PROP DESC:

PROP DESC:

LEGAL ADDR: 100 FRANKLIN ST

**BASE TAXES:**

Village Tax \$0.00

**TAXES DUE**

**TAXES PAID**

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
2	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 431

BASE TX - ORIG: 1,192.66

BASE TX - NOW: 0.00

PD TO DATE: 1,192.66

TOT DUE-NOW: 0.00

**VI 2024**

Sale Date:

Printkey: **34-178-14**

Hempstead

**ASSESSED VALUE**

LAND: 5950 TOTAL EXEMPTIONS: 5,950

TOTAL: 5950 SPECIAL DISTRICTS: \$0.00

TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 5,382.61

SWIS CODE: 282013 RS: 8 BILL #: 000000

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC:

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

**BASE TAXES:**

Village Tax \$0.00

**TAXES DUE**

**TAXES PAID**

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 431

BASE TX - ORIG: 0.00

BASE TX - NOW: 0.00

PD TO DATE: 0.00

TOT DUE-NOW: 0.00

Active Collection: VI 2024

Parcel Info | Base Taxes | Special Districts | Exemptions & Abatements | Charges & Payments | Summary | Notes & Docs | Extra Info

**VI 2024** Sale Date: \_\_\_\_\_  
 Printkey: **34-178-23** Hempstead

**ASSESSED VALUE**  
 LAND: 1800 TOTAL EXEMPTIONS: 1,800  
 TOTAL: 1800 SPECIAL DISTRICTS: \$0.00  
 TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 1,628.35

**BASE TAXES:**  
 Village Tax \$0.00

**Owner:** 229 N FRANKLIN REALTY LLC  
**Name:** C/O CHRISTINE BARBELLA  
**Address:** 1055 E JERICHO TURNPIKE  
**Address:** HUNTINGTON, NY 11743-0000  
**Address:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Prop Desc:** \_\_\_\_\_  
**Prop Desc:** \_\_\_\_\_  
**Prop Desc:** \_\_\_\_\_  
**Legal Addr:** SEALEY AVE

**Billing:** \_\_\_\_\_

TAXES DUE				TAXES PAID						
i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep

**BANK ID:** \_\_\_\_\_  
**PRIOR TAX:** 0  
**STAR SAVINGS:** 0  
**PROPERTY USE:** 311

BASE TX - ORIG: 0.00 PD TO DATE: 0.00  
 BASE TX - NOW: 0.00 TOT DUE-NOW: 0.00



Active Collection: VI 2024

VI 2024

Sale Date: 7/1/2024

Printkey: 34-178-6

Hempstead

ASSESSED VALUE

LAND: 5000

TOTAL EXEMPTIONS: 5,000

TOTAL: 5000

SPECIAL DISTRICTS: \$1,192.66

TAXABLE: 0

TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 5,715.86

BASE TAXES:

Village Tax \$0.00

SWIS CODE: 282013 RS: 8 BILL #: 008717

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC: FORMERLY 233 N FRANKLIN S

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

TAXES DUE

TAXES PAID

BANK ID:

PRIOR TAX:

STAR SAVINGS:

PROPERTY USE:

	i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
	1	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
	2	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240701AG	7/1/2024
	BASE TX - ORIG:			1,192.66	PD TO DATE:			1,192.66			
	BASE TX - NOW:			0.00	TOT DUE-NOW:			0.00			

Locate Parcel

Receipt

Bill

eReceipt

eBill

Take Menu

Start:

01/01/2024

End:

12/31/2024

All Dates

Calc:

4/14/2025

Close

Refresh

Active Collection: VI 2021

Parcel Info   Base Taxes   Special Districts   Exemptions & Abatements   Charges & Payments   Summary   Notes & Docs   Refunds & BC   Extra Info

**VI 2021**

Sale Date: 5/1/2020

Printkey: **34-178-11,18** Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 008698

NAME: 229 H FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC: FORMERLY 229 H FRANKLIN

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

**ASSESSED VALUE**

LAND: 10000      TOTAL EXEMPTIONS: 10,000  
 TOTAL: 10000      SPECIAL DISTRICTS: \$1,081.55  
 TAXABLE: 0      TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 9,769.49

**BASE TAXES:**

Village Tax      \$0.00

**TAXES DUE**

**TAXES PAID**

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	540.78	0.00	0.00	540.78	20210630DW	6/30/2021
2	0.00	0.00	0.00	0.00	540.77	0.00	0.00	540.77	20211216TE	12/16/2021
BASE TX - ORIG:      1,081.55								PD TO DATE:      1,081.55		
BASE TX - NOW:      0.00								TOT DUE-NOW:      0.00		

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 431

Parcel Info Base Taxes Special Districts Exemptions & Abatements Charges & Payments Summary Notes & Docs Extra Info

**VI 2021**

Sale Date: 5/1/2020

Printkey: 34-178-12

Hempstead

ASSESSED VALUE

LAND: 5000 TOTAL EXEMPTIONS: 5,000  
 TOTAL: 5000 SPECIAL DISTRICTS: \$1,081.55  
 TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 5,425.52

SWIS CODE: 282013 RS: 8 BILL #: 008699  
 NAME: 229 N FRANKLIN REALTY LLC  
 NAME: C/O CHRISTINE BARBELLA  
 ADDRESS: 1055 E JERICHO TURNPIKE  
 ADDRESS: HUNTINGTON, NY 11743-0000  
 ADDRESS:  
 ADDRESS:  
 PROP DESC: FORMER 227 N FRANKLIN  
 PROP DESC:  
 PROP DESC:  
 LEGAL ADDR: 100 FRANKLIN ST

Billing Owner

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep	
1	0.00	0.00	0.00	0.00	540.78	0.00	0.00	540.78	20210630DW	6/30/2021	
2	0.00	0.00	0.00	0.00	540.77	0.00	0.00	540.77	20211216TE	12/16/2021	
BASE TX - ORIG:				1,081.55	PD TO DATE:				1,081.55		
BASE TX - NOW:				0.00	TOT DUE-NOW:				0.00		

BANK ID:  
 PRIOR TAX: 0  
 STAR SAVINGS: 0  
 PROPERTY USE: 431

VI 2021

Sale Date:

Printkey: 34-178-14 Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 000000

NAME: 229 N FRANKLIN REALTY LLC

NAME: C/O CHRISTINE BARBELLA

ADDRESS: 1055 E JERICHO TURNPIKE

ADDRESS: HUNTINGTON, NY 11743-0000

ADDRESS:

ADDRESS:

PROP DESC:

PROP DESC:

PROP DESC:

LEGAL ADDR: NO FRANKLIN ST

ASSESSED VALUE

LAND: 5950

TOTAL: 5950

TAXABLE: 0

TOTAL EXEMPTIONS: 5,950

SPECIAL DISTRICTS: \$0.00

TAX W/O EXEMPTIONS (and/or MOVE TAXES) 5,169.32

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

	I#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
BANK ID:											
PRIOR TAX:											
STAR SAVINGS:											
PROPERTY USE:	431										
		BASE TX - ORIG:		0.00					PD TO DATE:		0.00
		BASE TX - NOW:		0.00					TOT DUE-NOW:		0.00

Active Collection: VI 2021

- Parcel Info
- Base Taxes
- Special Distrids
- Exemptions & Abatements
- Charges & Payments
- Summary
- Notes & Docs
- Extra Info

VI 2021

Sale Date:

Printkey: **34-178-23** Hempstead

ASSESSED VALUE

LAND:	1800	TOTAL EXEMPTIONS:	1,800
TOTAL:	1800	SPECIAL DISTRICTS:	\$0.00
TAXABLE:	0	TAX W/O EXEMPTIONS: (and/or MOVE TAXES)	1,563.83

SWIS CODE: 282013 RS: 8 BILL #: 000000  
 NAME: 229 N FRANKLIN REALTY LLC  
 NAME: C/O CHRISTINE BARBELLA  
 ADDRESS: 1055 E JERICHO TURNPIKE  
 ADDRESS: HUNTINGTON, NY 11743-0000  
 ADDRESS:  
 ADDRESS:  
 PROP DESC:  
 PROP DESC:  
 PROP DESC:  
 LEGAL ADDR: SEALEY AVE

Billing Owner

BASE TAXES:

Village Tax	\$0.00
-------------	--------

TAXES DUE

TAXES PAID

#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
	BASE TX - ORIG:		0.00					PD TO DATE:		0.00
	BASE TX - NOW:		0.00					TOT DUE-NOW:		0.00

BANK ID:   
 PRIOR TAX:   
 STAR SAVINGS:   
 PROPERTY USE:

INDUSTRIAL DEVELOPMENT  
AGENCY

Board Members  
Thomas Grech  
Dr. Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor  
Guy Savia

Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

April 14, 2025

Honorable Mayor Hobbs  
Hempstead Village  
99 James A. Garner Way  
Hempstead, New York 11550

Fad Henry Street Food Corp.

Dear Mayor Hobbs,

As you are aware, as required by New York State Legislation, the Village of Hempstead is required to have all projects within their municipality reviewed every three years to identify any changes in the assessed values and tax rate.

This project is due for the required three-year PILOT Review. The company is known as Fad Henry Street Food Corp. located at 216-228 Henry Street, in the Village of Hempstead (Section: 36, Block: 46901, Lots: 266). The Town of Hempstead IDA has reviewed the PILOT and tax information and has determined that no change to the PILOT Agreement is necessary due the following:

- 1) The assessed value of the property, as determined by the Village of Hempstead, has not changed.
- 2) The Village of Hempstead property tax rate has been adjusted. As a result, the change reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General, School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,



EDIE M. LONGO  
CFO

CC: Hempstead IDA Board Members  
Agency Counsel

Active Collection: VI 2021

Parcel Info Base Taxes Special Districts Exemptions & Abate ments Charges & Payments Summary Notes & Docs Extra Info

VI 2021

Printkey:

36-469-1,266

Sale Date:

Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 000000

NAME: TOWN OF HEMPSTEAD IDA  
NAME: C/O 275 GREENWICH ST LLC  
ADDRESS: 60 CUTTERMIL ROAD  
ADDRESS: GREAT NECK, NY 11022-0000  
ADDRESS:  
ADDRESS:  
PROP DESC: JERUSALEM AVE  
PROP DESC: FMLY 265-273 GRENWCH  
PROP DESC:  
LEGAL ADDR: JERUSALEM AVE

Billing Owner

ASSESSED VALUE

LAND: 30000 TOTAL EXEMPTIONS: 30,000  
TOTAL: 30000 SPECIAL DISTRICTS: \$0.00  
TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 26,063.82

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
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BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 330

BASE TX -ORIG: 0.00 PD TO DATE: 0.00  
BASE TX - NOW: 0.00 TOT DUE-NOW: 0.00

Locate Parcel

Receipt

Bill

eReceipt

eBill

Make Memo

Start:

01/01/2024

End:

12/31/2024

All Dates

Calc:

\_4/14/2025

Close

Refresh

Parcel Info	Base Taxes	Special Districts	Exemptions & Abatements	Charges & Payments	Summary	Notes & Docs	Extra Info
<b>VI 2024</b>		Sale Date:					
Printkey:	36-469-1,266	Hempstead					
SWIS CODE:	282013	RS: 8	BILL #:	000000			
NAME:	TOWN OF HEMPSTEAD IDA						
NAME:	C/O 275 GREENWICH ST LLC						
ADDRESS:	60 CUTTERMIL ROAD						
ADDRESS:	GREAT NECK, NY 11022-0000						
ADDRESS:							
PROP DESC:	JERUSALEM AVE						
PROP DESC:	FMLY 265-273 GRENWCH						
PROP DESC:							
LEGAL ADDR:	JERUSALEM AVE						

ASSESSED VALUE			
LAND:	30000	TOTAL EXEMPTIONS:	30,000
TOTAL:	30000	SPECIAL DISTRICTS:	\$0.00
TAXABLE:	0	TAX W/O EXEMPTIONS: (and/or MOVE TAXES)	27,139.21

BASE TAXES:	
Village Tax	\$0.00

TAXES DUE					TAXES PAID													
i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep								
<table style="width:100%;"> <tr> <td>BANK ID:</td> <td></td> </tr> <tr> <td>PRIOR TAX:</td> <td>0</td> </tr> <tr> <td>STAR SAVINGS:</td> <td>0</td> </tr> <tr> <td>PROPERTY USE:</td> <td>330</td> </tr> </table>											BANK ID:		PRIOR TAX:	0	STAR SAVINGS:	0	PROPERTY USE:	330
BANK ID:																		
PRIOR TAX:	0																	
STAR SAVINGS:	0																	
PROPERTY USE:	330																	
BASE TX - ORIG:				0.00	PD TO DATE:				0.00									
BASE TX - NOW:				0.00	TOT DUE-NOW:				0.00									



INDUSTRIAL DEVELOPMENT  
AGENCY

Board Members  
Thomas Grech  
Dr. Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Jerry Kornbluth, Ph.D  
Jill Mollitor  
Guy Savia

Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

April 14, 2025

Honorable Mayor Hobbs  
Hempstead Village  
99 James A. Garner Way  
Hempstead, New York 11550

Hempstead 209

Dear Mayor Hobbs,

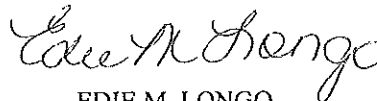
As you are aware, as required by New York State Legislation, the Village of Hempstead is required to have all projects within their municipality reviewed every three years to identify any changes in the assessed values and tax rate.

This project is due for the required three-year PILOT Review. The company is known as Hempstead 209 located at 209 Front Street, in the Village of Hempstead (Section: 34, Block: 300, Lots: 147,148,149,150,151). The Town of Hempstead IDA has reviewed the PILOT and tax information and has determined that no change to the PILOT Agreement is necessary due the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead has not changed.
- 2) The Village of Hempstead property tax rate has been adjusted. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,



EDIE M. LONGO  
CFO

CC: Hempstead IDA Board Members  
Agency Counsel

**VI 2021** Sale Date: 5/1/2020  
 Printkey: 34-300-147 Hempstead

SWIS CODE: 282013 RS: 8 BILL #: 008778  
 NAME: HEMPSTEAD 209 LLC  
 NAME: C/O ADAM MANN  
 ADDRESS: 2 JERICHO PLAZA SUITE 101  
 ADDRESS: JERICHO, NY 11753-0000  
 LEGAL ADDR: 213-215 FRONT ST

**ASSESSED VALUE**  
 LAND: 9596 TOTAL EXEMPTIONS: 19,000  
 TOTAL: 19000 SPECIAL DISTRICTS: \$1,081.55  
 TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 17,588.64

**BASE TAXES:**  
 Village Tax \$0.00

BANK ID:  
 PRIOR TAX: 0  
 STAR SAVINGS: 0  
 PROPERTY USE: 484

TAXES DUE					TAXES PAID						
i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep	
1	0.00	0.00	0.00	0.00	540.78	0.00	0.00	540.78	20210610JJ	6/10/2021	
2	0.00	0.00	0.00	0.00	540.77	0.00	0.00	540.77	20210610JJ	6/10/2021	
BASE TX - ORIG:			1,081.55	PD TO DATE:			1,081.55				
BASE TX - NOW:			0.00	TOT DUE-NOW:			0.00				

Active Collection: VI 2021

Parcel Info Base Taxes Special Districts Exemptions & Abatements Charges & Payments Summary Notes & Docs Extra Info

VI 2021

Sale Date:

Printkey: 34-300-148,149 Hempstead

ASSESSED VALUE

LAND:	15500	TOTAL EXEMPTIONS:	15,500
TOTAL:	15500	SPECIAL DISTRICTS:	\$0.00
TAXABLE:	0	TAX W/O EXEMPTIONS: (and/or MOVE TAXES)	13,466.31

SWIS CODE: 282013 RS: 8 BILL #: 000000  
 NAME: HEMPSTEAD 209 LLC  
 NAME: C/O ADAM MANN  
 ADDRESS: 2 JERICHO PLAZA SUITE 101  
 ADDRESS: JERICHO, NY 11753-0000  
 ADDRESS:  
 ADDRESS:  
 PROP DESC: 150 151  
 PROP DESC: FM SEP PARCELS  
 PROP DESC:  
 LEGAL ADDR: FRONT ST

BASE TAXES:

Village Tax \$0.00

TAXES DUE

TAXES PAID

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep	
BASE TX - ORIG:				0.00	PD TO DATE:				0.00		
BASE TX - NOW:				0.00	TOT DUE-NOW:				0.00		

BANK ID:  
 PRIOR TAX: 0  
 STAR SAVINGS: 0  
 PROPERTY USE: 480

Locate Parcel Receipt Bill eReceipt eBill  Note  Master Start: 01/01/2024 End: 12/31/2024  All Dates Calc: 4/14/2025 Close Refresh

**VI 2024**

Sale Date: 7/1/2024

Printkey: 34-300-147

Hempstead

**ASSESSED VALUE**

LAND:	9596	TOTAL EXEMPTIONS:	19,000
TOTAL:	19000	SPECIAL DISTRICTS:	\$1,192.66
TAXABLE:	0	TAX W/O EXEMPTIONS: (and/or MOVE TAXES)	18,380.82

SWIS CODE: 282013 RS: 8 BILL #: 008787

NAME: FRONT ST HEMPSTEAD NY LLC

NAME: C/O AJM

ADDRESS: 2 JERICO PLAZA SUITE 101

ADDRESS: JERICO, NY 11753-0000

ADDRESS:

ADDRESS:

PROP DESC:

PROP DESC:

PROP DESC:

LEGAL ADDR: 213-215 FRONT ST

**BASE TAXES:**

Village Tax	\$0.00
-------------	--------

**TAXES DUE**

**TAXES PAID**

i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
1	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240613DW	6/13/2024
2	0.00	0.00	0.00	0.00	596.33	0.00	0.00	596.33	20240613DW	6/13/2024

BANK ID:

PRIOR TAX: 0

STAR SAVINGS: 0

PROPERTY USE: 484

BASE TX - ORIG:	1,192.66	PD TO DATE:	1,192.66
BASE TX - NOW:	0.00	TOT DUE-NOW:	0.00

**VI 2024** Sale Date:  
 Printkey: **34-300-148,149** Hempstead  
 SWIS CODE: 282013 RS: 8 BILL #: 000000  
 NAME: FRONT ST HEMPSTEAD NY LLC  
 NAME: C/O AJM  
 ADDRESS: 2 JERICHO PLAZA SUITE 101  
 ADDRESS: JERICHO, NY 11753-0000  
 ADDRESS:  
 ADDRESS:  
 PROP DESC: 150 151  
 PROP DESC: FM SEP PARCELS  
 PROP DESC:  
 LEGAL ADDR: FRONT ST

**ASSESSED VALUE**  
 LAND: 15500 TOTAL EXEMPTIONS: 15,500  
 TOTAL: 15500 SPECIAL DISTRICTS: \$0.00  
 TAXABLE: 0 TAX W/O EXEMPTIONS: (and/or MOVE TAXES) 14,021.92

**BASE TAXES:**  
 Village Tax \$0.00

BANK ID:  
 PRIOR TAX: 0  
 STAR SAVINGS: 0  
 PROPERTY USE: 480

TAXES DUE					TAXES PAID					
i#	Base	Int	Fees	Total Due	Base	Int	Fees	Total Paid	Batch	Due/Dep
			0.00							PD TO DATE: 0.00
			0.00							TOT DUE-NOW: 0.00

**VILLAGE OF HEMPSTEAD TAX RATES:  
EACH \$100 OF ASSESSED VALUATION**

YEAR	AMOUNT	YEAR	AMOUNT	YEAR	AMOUNT	YEAR	AMOUNT
1922	2.16	1953	1.96	1984	10.54	2015	82.65
1923	2.16	1954	2.00	1985	11.42	2016	83.48
1924	2.30	1955	2.08	1986	12.00	2017	84.19
1925	2.54	1956	2.28	1987	13.40	2018	84.50
1926	2.54	1957	2.28	1988	13.40	2019	85.16
1927	2.88	1958	2.32	1989	13.35	2020	85.1257
1928	1.88	1959	2.44	1990	14.30	2021	86.8794
1929	1.98	1960	2.48	1991	14.90	2022	87.5717
1930	1.46	1961	2.52	1992	15.80	2023	90.8941
1931	1.56	1962	2.58	1993	17.30	2024	90.4640
1932	1.36	1963	2.58	1994	18.20	2025	
1933	1.16	1964	2.72	1995	20.60		
1934	1.30	1965	2.90	1996	22.55		
1935	1.34	1966	3.14	1997	22.55		
1936	1.20	1967	3.26	1998	24.50		
1937	1.14	1968	3.90	1999	28.09		
1938	1.10	1969	3.90	2000	27.98		
1939	1.28	1970	4.18	2001	30.96		
1940	1.28	1971	4.66	2002	34.80		
1941	1.28	1972	4.82	2003	40.18		
1942	1.28	1973	5.26	2004	45.25		
1943	1.28	1974	5.98	2005	49.73		
1944	1.34	1975	6.90	2006	54.83		
1945	1.34	1976	7.84	2007	59.88		
1946	1.42	1977	8.70	2008	61.53		
1947	1.46	1978	8.78	2009	61.53		
1948	1.66	1979	8.96	2010	65.12		
1949	1.82	1980	9.42	2011	69.27		
1950	1.82	1981	9.76	2012	70.60		
1951	1.80	1982	10.04	2013	74.81		
1952	1.98	1983	10.54	2014	77.48		

March 27, 2025

Via email [arlyeam@hempsteadny.gov](mailto:arlyeam@hempsteadny.gov)

Attn: Arlyn Eames, Deputy Financial Officer  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, New York 11550

Re: IDA Approval of Tenant Sublease  
Green Acres Adjacent, LLC 2015 Facility  
750 Sunrise Highway, Valley Stream, NY 11581

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Greenberg Traurig, attached please find sent directly to you a copy of the tenant sublease for your approval in accordance with Section 9.3 of the Lease Agreement dated May 1, 2015, for the above referenced location ("Green Acres Adjacent Lease") related to the following:

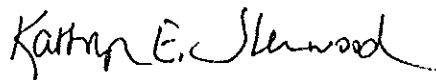
- **Size of Premises:** 1,722 square feet
- **Tenant:** SEIKOU GROUP, LLC, a Virginia limited liability company
- **Address:** Green Acres Mall, located in the Village of Valley Stream
- **Estimated employees:** 3 FTE (2 full time, 2 part time)
- **Estimated average salaries:** minimum \$40,000 / yr for full time, and part time \$16.50 per hour

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Green Acres Adjacent Lease as indicated in Nancy Rendos' 7/15/15 memo to you.

Please note, there is no NDA requested in connection with this Lease.

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at 972-352-1058.

Sincerely,



Cc: Daniel J. Baker, Esq. via email ([dan.baker@gtlaw.com](mailto:dan.baker@gtlaw.com))  
Edie Longo, [edielon@hempsteadny.gov](mailto:edielon@hempsteadny.gov) (with attachments)  
Terance Walsh, Nixon Peabody, via email [twalsh@nixonpeabody.com](mailto:twalsh@nixonpeabody.com) (with attachments)  
Fareeha Khan, Nixon Peabody, via email [fkhan@nixonpeabody.com](mailto:fkhan@nixonpeabody.com) (with attachments)  
Emma Feary, Nixon Peabody, via email [efeary@nixonpeabody.com](mailto:efeary@nixonpeabody.com) (with attachments)  
Eric Brenner, Nixon Peabody, via email [ebrenner@nixonpeabody.com](mailto:ebrenner@nixonpeabody.com) (with attachments)  
Nancy Rendos (via email [nancy.rendos@macerich.com](mailto:nancy.rendos@macerich.com))  
Joe Floccari (via email [joe.floccari@macerich.com](mailto:joe.floccari@macerich.com))

Stewart Avenue Holdings LLC  
2361 Nostrand Ave. Suite 601  
Brooklyn, NY 11210

April 3, 2025

Ms. Arlyn Eames  
Deputy Financial Officer  
Town of Hempstead IDA  
350 Front St. Room 234-A  
Hempstead, NY 11550

Dear Ms. Eames,

Stewart Avenue Holdings LLC requests that the Town approve a recent lease that was negotiated at the property with "Miller & Caggiano LLP". The tenant is looking to occupy Suite 130 in the 900 Stewart building. The approximate square footage of the space is 5,018. The estimated number of employees to be employed in the space is 20-25 employees. I have attached a copy of the lease as well to this request.

Should you have any questions or require any further information please do not hesitate to let me know.

Sincerely yours,



Scott J. Katz

Authorized Signatory



*CEO's REPORT*  
*April 22, 2025*

*\*Indicates new proposal not included in prior reports*

**ACTIVE PROJECTS:**

**Bridgeview Land Development LLC.** – This project closed.

**Sunrise of Oceanside NY Propco, LLC** – The vacant project site located at 374 Atlantic Avenue, Oceanside would be developed into an 84-unit, first class assisted living facility, with associated parking and site improvements. The approximate unit breakdown would be 34 one bedroom/studios and 50 two-bedroom units. The site would be 77,433 square feet of floor space with 52 on-site parking spaces. The project would provide assisted living, memory care and coordination of hospice care among other services. Additionally, the development will include a 220 square foot spa on each of the three floors, a 553 square foot beauty salon, a 420 square foot exercise room, an 832 square foot entertainment area, a 590 square foot area for wet activities, a 158 square foot reflection area and a 4,743 square foot dining room, as well as a bistro.

**Baldwin Jaz, LLC** - The proposed project seeks to redevelop the properties located at 2253 Grand Avenue & 2292 Harrison Avenue in Baldwin The property was previously used as a car lot will and will be developed into a multiple family transit-oriented site. The project would include 215 residential units (47 studios, 132 one-bedrooms and 36 two-bedroom units) on a 74, 488 square foot site. Project will include a ground floor restaurant and retail space (5000 square feet) with 251 on-site parking spaces. Project costs are estimated to be \$106.1 million with 8.5 full-time job equivalents added. The developer and the IDA have agreed to seek a 30-year PILOT, sales tax exemption and mortgage recording tax waiver. This project was induced 9/20/22, The project was re-induced in April 2023 with minor changes to project. The project was given a 30-year PILOT, Mortgage recording Tax Exemption and Sales Tax Exemption. The authorizing Resolution was adopted 5/23/23. The developer is currently seeking a delay to close due to financing costs. Their was an increase in projects costs so the project will need a re-authorizing and a new hearing. Contacts: Elizabetta Coschignano & Kenneth Breslin.

**Conklin Estates** - The developers seek to construct sixteen 2-story, 16- units of market rental housing development located at 37 Conklin Ave, Woodmere. There will also be parking on the ground level. The building area will be approximately 24,092 square feet and there will be 42 total parking spaces on the site. This will be on approximately .8242 acres. The unit will be as follows: 12-2 bedrooms, 2 bath units and 4-3 bedrooms, 2.5 bath units This is considered a transit orient development due to its proximity to the LIRR. The project costs are \$5.5 million. This project was induced at the October 2023 Meeting. A public hearing was held on December 20, 2023. An authorizing resolution was adopted on January 23, 2024. Contact: Dan Deegan, Esq. We are awaiting a closing date.

**JAEP Properties LLC** – This project seeks to construct a four-story housing project consisting of twelve one-bedroom units and forty-two two-bedroom units in this 55,566 square foot residential building proposal. Total costs are \$27 million. The existing 11,000 square foot building will be demolished to permit the erection of the 70,863 square foot building. The project was Inducement we have a Public hearing set up for the end of April. Contacts: John Paci, Peter Curry, Esq.

**106 Broadway Freeport** – the applicant seeks to construct 80 units of affordable housing on a vacant land currently owned by the Refuge Apostolic Church of Christ. The \$14.892 million project lies on .69 acres in Freeport Village. The apartments consist of 4 one bedrooms, 4 two bedrooms each at 30% of AMI, Section 8; 48 of one-bedroom units of 50% of AMI (40 of which are Frail Elderly, Senior); 23 one-bedroom units at 60% of AMI and a unit for the superintendent. The applicant seeks a 20-year PILOT, sales tax exemption and mortgage tax waivers. This project was Induced at the September 2023 Board Meeting. We are waiting to schedule a public hearing. Contact: Dan Deegan, Esq., John Gordon, Esq, Principal & Barbara Murphy.

**AIREF JFK IC, LLC** – The applicant intends to demolish a single-family home on Cerro Street in Inwood, along with an adjacent piece of property, and construct an approximately 68,016 square feet one-story warehouse/distribution center. The project will include loading docks and 68 parking stalls of which two will be equipped as electric vehicle charging stations. This project was induced on 12/19/23, a public hearing was held on 1/10/2024. We are awaiting a closing date. Contact: James R. Murray

**Avalon Rockville Centre Phase I** – Located at 80 North Centre Avenue, Rockville Centre. This IDA project was developed for a 165 #unit multi-family residential community comprised of four stories and a one structure for parking. This existing project's PILOT which was granted years is set to expire in 2026. The developer seeks an additional ten years on the PILOT Agreement. The developer will upgrade units and common areas. An additional commitment in improvements of \$3 million will be made over the next five to seven years. Contact: Jon Vogel, Senior VP (212-309-2985), John Chillemi, Esq., (516-663-6619) Michael Faltischek (663-6619).

**SDL Bellmore, LLC**: The developer seeks to create an apartment complex of 28 units through the demolition of an existing 26,903 square-foot vacant structure that served as a religious Temple. The new construction will be two buildings of 45,458 square feet. Each of the 28 units will be two-bedrooms solely for residents 55 and over. There will be a preference veteran when fully operational, there will be two fulltime and two part time employees. The cost of development will be \$12.6 million. This project was induced at the March 2025 Meeting. Contact: Scott Leyton, CEO of the company; Dan Baker, Esq. represents the developer.

**Main Street Hempstead Apartments, LLC**: The major housing project will be located at 257 Main Street, Hempstead Village. The proposed 246 apartments will provide 80 two-bedroom units, 141 one-bedroom, and 25 studio on a 1.69 acres site. The development will include in its 331,584 square foot, a component of 8,600 square feet ground floor retail space and 104,468-foot parking garage. Ten percent of the units will qualify or set aside attainable housing. The project is an assignment and modification. The IDA is currently providing benefits. The \$114,635 million project will include five full-time employees. This project is set to be induced at our April meeting. Contact: Rashid Walker, John Gordon, Esq. and Dan Deegan as counsel.

**Ascend Place**: Developer seeks to reconfigure a vacant nursing home located at 121 Franklin Place, Woodmere to offices. The \$20 million forty Thousand square foot office building. The project includes 200 parking spaces which will employ twenty full-time workers. Variances are required.

#### **INACTIVE PROJECTS:**

**283-287 Fulton Avenue, LLC** – The property is located on the intersection of Fulton Avenue & Front Street, Hempstead. The building has three floors. The first floor is 4,200 square feet, the second & third 3,100 square feet each. The developer seeks to round off the second & third floors to 4,200 square feet to match the first floor. Project costs are projected to be ten million dollars. The renovation would convert the current office space to ten units of two-bedroom apartments. The retail space on the ground floor would remain as the situs of the property abuts the Terrace Avenue Poverty Census Tract and, therefore, qualifies for the exemption for retail. The developers are awaiting final approval from the village which has been

delayed due to the Covid-19 and the death of one of the developers. The project is moving forward. Taxes are currently \$65,000. Contacts: Michael Mitchell (816-8994). Attorney: Dan Baker, Esq. of Greenberg Traurig (516-629-9610).

**The Meadowwood Properties** – Developer seeks to construct twenty (20) units of residential rental housing on property located on Newbridge Road in East Meadow which had been owned by St. Raphael's Church. The two buildings will be for fifty-five (55) and older. The current taxes on the underdeveloped land are \$20,000. Project costs are approximately \$5.8 million. Contact: James Neisloss (917 -838-4664), Negus, Esq. of McLaughlin & Stern, LLP (516-467-5431). Dan Deegan, Esq.

January 22, 2025

Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Re: Employment Shortfall at Parabit's Roosevelt Facility

Dear Arlyn Eames,

This letter serves as an explanation regarding the employment shortfall at Parabit Systems, Inc.'s Roosevelt facility (35 Debevoise Ave., Roosevelt, NY 11575) for the year 2024.

The project was initially projected to create 70 full-time positions. As of 2024, Parabit reported 63 full-time employees, resulting in a shortfall of seven (7) positions. While we recognize the importance of meeting our employment commitments, I would like to provide some context for the current situation and assure the agency of our ongoing efforts to address the shortfall.

Parabit is actively seeking to fill nine (9) open positions immediately across various roles, as advertised on our careers page (<https://www.parabit.com/careers>). These positions represent an opportunity not only to meet but to exceed our employment goals as originally outlined. The company remains fully committed to fulfilling its obligations to the Town of Hempstead IDA and to contributing to the local economy through job creation and economic growth.

The employment shortfall can be attributed to challenges in the current labor market, including a competitive hiring landscape and evolving workforce dynamics. Despite these challenges, Parabit continues to invest in recruitment initiatives and employee retention programs to maintain and grow its workforce.

We appreciate the support and understanding of the Town of Hempstead IDA as we navigate these challenges, and we remain steadfast in our commitment to the success of this project.

Should you have any questions or require additional information, please feel free to contact me directly.

Thank you for your time and consideration.

Sincerely,

David Nation  
Vice President – Legal

**DOVER FREEPORT, LLC**

27 Saint John's Place  
Freeport, New York 11520  
516-933-4444  
Facsimile 516-933-0117  
dovergroupny.com

February 7, 2025

Mr. Frederick E. Parola,  
Executive Director/CEO  
Town of Hempstead  
Industrial Development Agency  
350 Front Street  
Hempstead, New York 11550-4037

Dear Mr. Parola:

As you are aware, a review of the NYS-45 and Form 941 documents which we submitted for the 2024 calendar reflect a slight shortfall from our projected employment figures as well as a slight shortfall in the creation of new jobs.

We attribute these shortfalls to the fact that food and beverage sales volumes have still not recovered from the reductions in activity which were triggered by the pandemic. Snack Bar and Refreshment stand activity is still well below the levels that were achieved prior to the pandemic. Our municipal clients have actually reduced the number of Snack Bars and Refreshment stands which operate in the parks because of this loss of traffic and sales activity.

Specifically, the County of Nassau, Town of Hempstead and New York State parks have actually eliminated many locations which we operated and staffed. This alone caused a decrease in employee headcount.

The construction work which we performed created not less than four (4) full-time and part-time trade positions for carpenters and other trades people.

Sincerely,



**BUTCH YAMALI**  
Managing Member



DAVIDOFF HUTCHER & CITRON LLP

ATTORNEYS AT LAW

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NEW YORK, NEW YORK 10158

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WASHINGTON, D.C.  
ATTORNEYS AT LAW  
201 MASSACHUSETTS AVENUE N.E.  
WASHINGTON, D.C. 20002  
(202) 347-1117

March 3, 2025

**VIA FED EXPRESS & EMAIL**

Hon. Fred Parola  
Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street, Room 234-A  
Hempstead, NY 11550

Re: Gabrielli Inwood LLC/ Gabrielli Truck Sales Ltd. 2020 Facility:  
2024 Job Covenant

Dear Fred:

In furtherance of the 2024 Job Shortfall Letter, dated February 14, 2025, attached hereto at Appendix A (the "2024 Job Shortfall Letter"), please find herein a detailed summary of Gabrielli's efforts to recruit and hire employees for that certain property located at 31 Alameda Street, Inwood, New York (the "Project Facility").

Gabrielli uses a three-prong recruitment strategy to staff the Project Facility: attend local and regional job fairs, aggressively post open positions on relevant online job boards, and create internal and external incentive programs that drive hiring.

As discussed in the 2024 Job Shortfall letter, Gabrielli's recruitment and human resources team diligently attends local and regional recruitment events. Please find information on these career fairs below:

**Hempstead Works Job Fair:** Partnering with the Town of Hempstead, Gabrielli regularly attends this career fair. Most recently, Gabrielli participated at this job fair on April 20, 2023, and April 16, 2024. Gabrielli looks forward to participating again this spring.

**New York Auto and Diesel Institute Career Fair:** this biannual recruitment event, held in Jamaica, NY, attracts over 100 job seekers per session. Gabrielli attended this career fair on April 10, 2023, October 4, 2023, April 15, 2024, and October 11, 2024.

**Universal Technical Institute Career Fair:** this biannual recruitment event, held in Bloomfield, NJ, attracts over 100 job seekers each session. Gabrielli attended this career fair on March 5, 2023, September 4, 2023, March 30, 2024, and October 1, 2024.

Hon. Fred Parola  
March 3, 2025  
Page 2

Lincoln Tech Career Fair: this biannual event, held in Brooklyn, NY, attracts over 200 candidates. Gabrielli attended this career fair on May 4, 2023, October 1, 2023, November 10, 2024, and November 1, 2023.

In addition to attending job fairs, Gabrielli continuously post jobs for the Project Facility online. These job posts, which are attached hereto at Appendix B, are evergreen and continuously reoccur. Gabrielli refreshes these job posts every 90 days for website optimization. Gabrielli post these jobs on the following websites: Indeed, Job Target, ZipRecruiter, and internally on Gabrielli's website.

Another way Gabrielli is recruiting for positions at the Project Facility is through internal and external incentive programs.

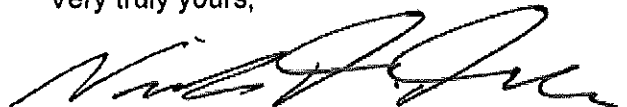
Gabrielli has an internal referral bonus program to attract employees. This program provides a \$500.00 referral bonus to any current employee, excluding managers and assistant managers, who refers a job candidate who is hired by Gabrielli and completes six (6) months of employment.

Partnering with Universal Technical Institute ("UTI"), a technical school with locations throughout the country, Gabrielli created an innovative employee-pipeline tuition reimbursement program. UTI allows Gabrielli to directly recruit their students. If UTI students are hired by Gabrielli and complete a diesel technician program, Gabrielli provides a \$20,000.00 tuition reimbursement benefit to the employee.

Gabrielli remains committed to aggressively recruiting for positions at the Project Facility and increasing the amount of full-time equivalent employees stationed there. At the Agency's convenience, Gabrielli's human resources and recruitment team will be available to further discuss their recruitment initiatives.

Thank you for your consideration.

Very truly yours,



Nicholas T Terzulli, Esq.

CC: Michael Lodato – [mlodato@tohmail.org](mailto:mlodato@tohmail.org)  
Arlyn Eames – [aeames@tohmail.org](mailto:aeames@tohmail.org)

**APPENDIX A**





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ATTORNEYS AT LAW  
201 MASSACHUSETTS AVENUE N.E.  
WASHINGTON, D.C. 20002  
(202) 347-1117

February 14, 2025

**VIA FED EXPRESS & EMAIL**

Hon. Fred Parola  
Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street, Room 234-A  
Hempstead, NY 11550

Re: Gabrielli Inwood LLC/ Gabrielli Truck Sales Ltd. 2020 Facility;  
2024 Job Covenant

Dear Fred:

Our Firm represents Gabrielli Inwood LLC and Gabrielli Truck Sales Ltd. (collectively, "Gabrielli") in connection with that certain Amended and Restated Lease and Project Agreement with the Town of Hempstead Industrial Development Agency ("TOHDIA") dated as of October 1, 2020 (the "Project Agreement") for that certain property located at 31 Alameda Street, Inwood, New York (the "Project Facility").

According to Section 8.11 of the Project Agreement, Gabrielli is obligated to create and maintain at the Project Facility fifty (50) full-time equivalent employees as of December 31, 2023. In 2024, Gabrielli employed a total of twenty (20) full-time equivalent employees directly at the Project Facility. Gabrielli employees approximately eighty-five (85) additional full-time equivalent employees at other locations in Nassau County (the "Additional Employees"). The Additional Employees rotate through Gabrielli's Nassau County locations, including the Project Facility, on a weekly basis. Often, in addition to the twenty (20) full-time equivalent employees based at the Project Facility, an additional ten-fifteen (10-15) full-time equivalent employees will be working out of the Project Facility on any given workday. Furthermore, Gabrielli is in the process of relocating full time equivalent positions from outside of the economic development area to the Facility, including components of the sales and accounting departments.

The Town of Hempstead's extremely tight labor market, which we believe stems from the COVID pandemic, resulted in Gabrielli being unable to comply with this provision of the Project Agreement in 2024. As of November 2024, the unemployment rate for the Town of

Hon. Fred Parola  
February 14, 2025  
Page 2

Hempstead was 2.9%, which was significantly less than New York State's unemployment rate of 4.4% for December 2024.<sup>1</sup>

Notwithstanding the tight labor market, Gabrielli is working diligently on recruitment and workforce development. Finding and training qualified employees who want to work full time requires more time and effort than ever before. To address this problem, and to demonstrate Gabrielli's good faith attempt to fully comply with the Project Agreement, Gabrielli has embarked on extensive and creative recruitment tools to find and train employees at the Project Facility.

These initiatives include the following:

1. Posting job openings on numerous online job boards, including Indeed.com and CareerBuilder.com;
2. Creating a referral program with Universal Institute (vocational school);
3. Creating a referral program with Lincoln Tech (vocational school);
4. Creating a referral program with New York Auto and Diesel Institute (vocational school);
5. Attending numerous tradeshows throughout Long Island; and
6. Developing a partnership with Nassau Community College for workforce development and job training.

In addition to Gabrielli's extensive recruitment efforts, Gabrielli is paying their hourly employees at the Project Facility an average hourly wage above market rate, plus benefits, which is necessary to recruit and maintain employees in this difficult job market.

Therefore, we request the TOHIDA grant forbearance for our 2024 employment shortfall. Thank you for your consideration.

Very truly yours,

Nicholas T. Terzulli, Esq.

CC: Michael Lodato – [mlodato@tohmail.org](mailto:mlodato@tohmail.org)  
Arlyn Eames – [aeames@tohmail.org](mailto:aeames@tohmail.org)

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<sup>1</sup> Bureau of Labor Statistics, United States Department of Labor

**APPENDIX B**

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Join Our Talent Community

## Diesel Mechanic / Technician

Inwood, NY, US

Requisition ID: 1161

### Salary Range:

20.00 To 55.00 (USD) Hourly

**Job Description:** We are seeking a mechanic to repair and maintain diesel engine industrial trucks according to dealership and factory specifications. Individual must have electrical troubleshooting skills and strong computerized electrical system diagnostic capabilities

### Responsibilities:

- Performs work as outlined on repair order with efficiency and accuracy, in accordance with dealership and factory standards.
- Diagnoses cause of any malfunction and performs repair.
- Examines assigned vehicle to determine if further safety or service work is required or recommended.
- Documents all work performed and recommended on the repair order.
- Participates in manufacturer sponsored training programs, schools, and events.
- Keeps abreast of manufacturer technical bulletins.
- Maintains and is accountable for all dealership-owned tools and manuals. Returns them to the proper place and in the same condition as when they were received.
- Understands, keeps abreast of, and complies with federal, state, and local regulations, such as hazardous waste disposal, OSHA Right-to-Know, etc.
- Operates all tools and equipment in a safe manner.
- Computer skills, including, but not limited to: Microsoft Office
- CDL is a plus
- Must have own tools

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Apply

- Be motivated, proactive, focused and well organized
- Maintain high level of professionalism
- At least 3 years of experience or more

*Gabrielli Truck Sales is an Equal Opportunity Employer. We value a diverse and inclusive working atmosphere. In furtherance of our culture, all qualified applicants will receive consideration for employment without regard to pregnancy, race, national origin, gender, age, religion, disability, sexual orientation, veteran status, marital status or any other characteristics protected by law. Gabrielli Truck Sales provides reasonable accommodations for employees and applicants with disabilities or pregnant consistent with applicable law. If you need a reasonable accommodation during the application process, please let us know.*

**Benefits:**

- Medical and Dental plan
- Paid Holidays
- Paid vacation and sick/personal time
- 401k with an employer match
- EMPLOYER Paid Life Insurance benefit
- Gym Reimbursement program

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Join Our Talent Community

## A Service Technician

Inwood, NY, US

Requisition ID: 1114

### Salary Range:

20.00 To 25.00 (USD) Hourly

**Job Description:** We are seeking a mechanic to repair and maintain diesel engine industrial trucks according to dealership and factory specifications. Individual must have electrical troubleshooting skills and strong computerized electrical system diagnostic capabilities


### Responsibilities:

- Performs work as outlined on repair order with efficiency and accuracy, in accordance with dealership and factory standards.
- Diagnoses cause of any malfunction and performs repair.
- Examines assigned vehicle to determine if further safety or service work is required or recommended.
- Documents all work performed and recommended on the repair order.
- Participates in manufacturer sponsored training programs, schools, and events.
- Keeps abreast of manufacturer technical bulletins.
- Maintains and is accountable for all dealership-owned tools and manuals. Returns them to the proper place and in the same condition as when they were received.
- Understands, keeps abreast of, and complies with federal, state, and local regulations, such as hazardous waste disposal, OSHA Right-to-Know, etc.
- Operates all tools and equipment in a safe manner.
- Computer skills, including, but not limited to: Microsoft Office
- CDL is a plus
- Must have own tools

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Apply

- Be motivated, proactive, focused and well organized
- Maintain high level of professionalism
- At least 3 years of experience or more

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Join Our Talent Community

## Facility Manager - Commercial Truck Industry

Requisition ID: 1117

The Bronx, NY, US

Hicksville, NY, US

Jamaica, NY, US

Dayton, NJ, US

Hartford, CT, US

Milford, CT, US

Rockaway, NJ, US

Medford, NY, US

Inwood, NY, US

Ridgefield Park, NJ, US

Bloomsbury, NJ, US

Jamaica, NY, US

Enfield, CT, US

Milford, CT, US

Fairview, NJ, US

The Bronx, NY, US

Milford, CT, US

### Salary Range:

90,000.00 To 110,000.00 (USD) Annually

Job Title: Facility Manager - Commercial Truck Industry

Location: New York, New Jersey, Connecticut

Job Overview:

We are seeking an experienced Facility Manager to oversee the operations of multiple facilities that incorporate office spaces, parts retail and warehousing, and repair service areas for the commercial truck industry. The successful candidate will ensure that all facilities operate efficiently, safely, and in compliance with state and local regulations. This role is essential in maintaining the functionality and sustainability of our facilities across New York, New Jersey, and Connecticut.

Key Responsibilities:

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Apply



- **Facility Management:** Oversee daily operations and management of multiple facilities, ensuring all sites are functioning effectively and efficiently.
- **Maintenance and Repairs:** Manage and coordinate ongoing repairs and upgrades across all locations. Develop and implement preventative maintenance schedules to minimize downtime and extend the life of facilities and equipment.
- **Compliance and Regulatory Requirements:** Ensure all facilities comply with relevant federal, state, and local regulations, including safety, environmental, and industry-specific requirements. Maintain up-to-date certifications and licenses required for operation.
- **Budget Management:** Develop and manage budgets for facility operations, maintenance, and repairs. Forecast future financial needs to support facility improvements and expansions.
- **Vendor Management:** Oversee contracts and relationships with external service providers, ensuring high-quality performance and cost-effectiveness. Coordinate vendor work and inspect completed jobs.
- **Safety and Security:** Implement safety measures and conduct regular inspections to maintain high safety standards. Develop emergency response and evacuation plans, ensuring staff are trained appropriately.
- **Sustainability Initiatives:** Promote and implement sustainable practices within facilities, aiming to reduce environmental impact and operational costs.
- **Space Optimization:** Effectively manage space utilization across all facilities to support operational needs and business objectives.
- **Team Leadership:** Lead a team of maintenance and support staff. Provide direction, training, and development opportunities to ensure a motivated and skilled workforce.

#### Qualifications:

- Bachelor's degree in Facility Management, Business Administration, Engineering, or related field.
- Proven experience in facility management, preferably within the automotive or commercial trucking industry.
- Strong knowledge of building systems (HVAC, electrical, plumbing, etc.).
- Familiarity with federal, state, and local building codes and OSHA regulations.
- Excellent project management and organizational skills.
- Strong communication and interpersonal skills for managing staff and vendor relationships.
- Proficiency in using facility management software and Microsoft Office Suite.
- Ability to travel between facilities as required.

#### Preferred Qualifications:

- Certification in Facility Management (CFM) or equivalent.
- Experience with sustainability and energy management practices.
- Knowledge of industry-specific requirements and challenges in the commercial truck industry.

*Gabrielli Truck Sales is an Equal Opportunity Employer. We value a diverse and inclusive working atmosphere. In furtherance of our culture, all qualified applicants will receive consideration for employment without regard to pregnancy, race, national origin, gender, age, religion, disability, sexual orientation, veteran status, marital status or any other characteristics protected by law. Gabrielli Truck Sales provides reasonable accommodations for employees and applicants with disabilities or pregnant consistent with applicable law. If you need a reasonable accommodation during the application process, please let us know.*


#### Benefits:

- Medical and Dental plan
- Paid Holidays

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**Apply**

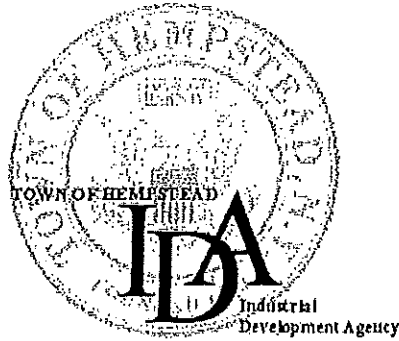
- Paid vacation and sick/personal time
- 401k with an employer match
- EMPLOYER Paid Life insurance benefit
- Gym Reimbursement program\

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Frederick E. Parola  
Chief Executive Officer



350 FRONT STREET HEMPSTEAD, NY 11550-4037  
(516) 489-5000 EXT. 4200 • (516) 489-3179

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
March 18, 2025, 9:00 a.m.  
Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: Village Business: Village of Freeport: None Village of Hempstead:** Discussion regarding possible Termination of Benefits for Harris Beach 50 Clinton (formerly Alphamore LLC assigned to court- Appointed receiver Keith Corbett, Harris Beach) 50 Clinton Street, Hempstead, for non-compliance. **New Business:** Consideration of an Inducement Resolution for SDL Bellmore LLC, 1373 Bellmore Road, North Bellmore, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Porta Bella 259 Fordham LLC, Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Asma’s Threading Place Inc., Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – GCI Restaurant Group dba China Experience, Consideration of a Tenant Consent for Valley Stram Green Acres, 2034 Green Acres Mall – Shake Shack New York LLC, Consideration of a Tenant Consent for Equity One Northeast/Regency Centers – Trader Joe’s, 900 Old Country Road, Westbury, Consideration of a Tenant Consent for Equity One Northeast/Regency Centers – Golden Hour Nails, 900 Old Country Road, Westbury, Discussion regarding Surrender of IDA Private Bond Allocation to Nassau County Local Economic Assistance Corporation (NCLEAC) to assist in financing for The Gardens at Buffalo LLC, 80 Albany Avenue Freeport. **New Business - Other,** CEO’s Report, Compliance Review 2024 and Synopsis of 2024 Annual Compliance Data, Appointment of Compliance/Contracting Officer, Consideration and Adoption of the 2024 Annual Financial Report, Consideration and Adoption of the 2024 Audited Financial Statements, Consideration and Adoption of the Mission Statement 2024 and Measurement Report 2024, Consideration and Adoption of the Property Disposition Policy, Consideration and Adoption of the Operations and Accomplishments 2024, Consideration and Adoption of the Procurement and Purchasing Guidelines, Consideration and Adoption of the Board Self Evaluation Policy and Procedures, Consideration and Adoption of the Code of Ethics, Consideration and Adoption of the Investment Policy and Guidelines, Consideration and Adoption of Assessment of Effectiveness of Internal Controls, **Old Business:** Summary of Board Member Self-Evaluations (tabled from February), **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of February 25, 2025, **Report of the Treasurer:** Consideration of a Fund Balance Transfer for Post Retirement Health Insurance, Financial Statements and Expenditure List: February 19, 2025 – March 12, 2025, **Committee Updates, Executive Session, Adjournment**

Those in attendance:

Tom Grech, Acting Chairman  
Eric C. Mallette, Treasurer  
Jack Majkut, Secretary  
Robert Bedford, Board Member  
Jill Mollitor, Board Member  
Guy Savia, Board Member

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 9:00 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:** No New Business

**New Business:**

**Consideration of an Inducement Resolution for SDL Bellmore LLC, 1373 Bellmore Road, North Bellmore:** Dan Baker from Greenberg Traurig, the attorney for the applicant, addressed the board. The Applicant seeks to demolish an approximately 26,903 square foot vacant building which was previously used as a Temple. The applicant intends to construct a 45,458 square foot building on the 1.43 acres of land for an apartment complex. The project will consist of 28 units across the two newly constructed buildings. All of the units will be 2 bedrooms/2 bathrooms. This project is to be leased to residents 55 and up, and 3 apartments will give preference to veterans. The Property was previously tax exempt as it was owned by Temple Beth El. The applicant is seeking a 20-year PILOT, Sales Tax Exemption, and Mortgage Recording Tax. Robert Bedford made a motion to approve an Inducement Resolution for SDL Bellmore LLC, 1373 Bellmore Road, North Bellmore for a 20-year PILOT mortgage recording tax and sales tax exemption. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Porta Bella 259 Fordham LLC:** Jill Mollitor made a motion to approve a Tenant Consent for Valley Stream Green Acres – Porta Bella 259 Fordham LLC, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 2,726 square feet of space and will create approximately (7) jobs. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Asmas's Threading Place Inc.:** Robert Bedford made a motion to approve a Tenant Consent for Valley Stream Green Acres – Asmas's Threading Place Inc., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 2,407 square feet of space and will create approximately (3) jobs. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**Village of Hempstead:**

**Discussion regarding possible Termination of Benefits for Harris Beach 50 Clinton (formerly Alphamore LLC assigned to court-appointed receiver Keith Corbett, Harris Beach Murtha PLLC) 50 Clinton Street, Hempstead, for non-compliance.:** Keith Corbett, the assigned court receiver from Harris Beach addressed the board along with Hilary Becker, Managing agent. 50 Clinton Street has submitted their required annual Compliance paperwork and is in-compliant with the Agency. The building has some violations that Harris Beach is looking to resolve. They are working with the Fire Marshal to install the full sprinkler system which will cost 50 Clinton approximately \$600,000 for all seven floors and will take about 6-8 months to complete. Keith Corbett will follow up with the IDA on the resolution of the violations.

**New Business:**

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – GCI Restaurant Group d/b/a China Experience:** Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – GCI Restaurant Group LLC/d/b/a China Experience, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 883 square feet of space and will create approximately (6) jobs. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Shake Shack New York LLC:** Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – Shake Shack New York LLC, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 3,080 square feet of space and will create approximately (60) jobs. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration for a Tenant Consent for Equity One Northeast Regency Centers- Trader Joe's, 900 Old Country Road, Westbury:** Robert Bedford made a motion to approve a Tenant Consent for Equity One Northeast Regency Centers – Trader Joe's, 900 Old Country Road, Westbury. The tenant will occupy approximately 4,979 square feet of space and will create approximately (25) jobs. This motion was seconded by Jill Mollitor. All were in Favor. Motion carried.

**Consideration for a Tenant Consent for Equity One Northeast Regency Centers- Golden Hour Nails, 900 Old Country Road, Westbury:** Robert Bedford made a motion to approve a Tenant Consent for Equity One Northeast Regency Centers – Golden Hour Nail & Head Spa, 900 Old Country Road, Westbury. The tenant will occupy approximately 3,859 square feet of space and will create approximately (20) jobs. This motion was seconded by Jack Majkut. All were in Favor. Motion carried.

**Discussion regarding Surrender of IDA Private Bond Allocation to Nassau County Local Economic Assistance Corporation (Nassau County Local Economic Assistance Corporation) to assist in financing for The Gardens at Buffalo LLC, 80 Albany Avenue Freeport:** John Ryan, the Agency Counsel of from Ryan, Brennan and Donnelly addressed the board that a request was made by Nassau County IDA for the use of the Agency's bond allocation for 2024 for the development of the Gardens at Buffalo. A letter request was sent to NYS for the surrender of the bonds to NC for an amount not to exceed \$17,023,023.

**New Business -Other:**

**CEO Report:** Fred Parola provided the Board with a copy of the CEO Report.

**Compliance Review 2024 and Synopsis of 2024 Annual Compliance Data:** Arlyn Eames updated the board on the 2024 Compliance Review. No vote needed.

**Appointment of Compliance/Contracting Officer:** Robert Bedford made a motion to appoint Arlyn Eames, Deputy Financial Officer, as the Contracting/Compliance Officer for the Town of Hempstead Industrial Development Agency. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the 2024 Annual Financial Report:** Robert Bedford made a motion to adopt the 2024 Annual Financial Report, as presented by the Audit Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the 2024 Audited Financial Statements:** Robert Bedford made a motion to adopt the 2024 Audited Financial Statement, as adopted by the Audit Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of Mission Statement and Measurement Report:** Robert Bedford made a motion to adopt the Agency's Mission Statement and Measurement Report, as adopted by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Property Disposition Policy:** Robert Bedford made a motion to adopt the Agency's Property Disposition Policy, as approved by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Operation and Accomplishments 2024:** Robert Bedford made a motion to adopt the Agency's Operation and Accomplishments, as adopted by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Procurement and Purchasing Guidelines:** Robert Bedford made a motion to adopt the Agency's Procurement and Purchasing Guidelines Policy, as adopted by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration and Adoption of the Board Self Evaluation Policy and Procedures:** Robert Bedford made a motion to adopt the Board's Self Evaluation Policy and Procedures, as adopted by the Governance Committee. This motion was seconded by Eric Mallette. All were in Favor. Motion carried.

**Consideration and Adoption of the Code of Ethics** Robert Bedford made a motion to adopt the Code of Ethics, as adopted by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in Favor. Motion carried.

**Consideration and adoption of the Investment Policy and Guidelines:** Robert Bedford made a motion to adopt the Investment Policy and Guidelines Policy, as adopted by the Governance Committee. This motion was seconded by Rev. Eric Mallette. All were in Favor. Motion carried.

**Consideration and Adoption of Assessment of Effectiveness of Internal Controls:** Robert Bedford made a motion to adopt the Agency's Assessment of Effectiveness of Internal Controls, as adopted by the Audit Committee. This motion was second by Rev. Eric Mallette. All were in favor. Motion carried.

**Old Business:**

**Summary of Board Member Self-Evaluations (tabled from February):** Arlyn addressed the board on the outcome of the Self-Evaluation Forms for 2024.

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

**Minutes of February 25, 2025, Board Meeting:** Eric Malette made a motion to waive the reading and adopt the minutes of February 25, 2025, as presented. 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 February 19, 2025 – March 11, 2025.

Tom Grech spoke about having a 2025 IDA Informational Breakfast Meeting.

**Executive Session:** No executive session.

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

**Adjournment:** With all business concluded. Robert Bedford made a motion to adjourn the meeting at 9:51 a.m. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

9:21 AM

04/15/25

Accrual Basis

**Town of Hempstead I. D. A.**  
**Balance Sheet**  
 As of April 15, 2025

	Apr 15, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Other Current Assets</b>	
490-00 · Interest due from PILOT account	-139,603.63
380-01 · Accounts Recievable	27,114.56
<b>Total Other Current Assets</b>	-112,489.07
<b>Checking/Savings</b>	
200-22 · Checking (FNBLI)187009667	10,000.00
200-20 · Severance (FNBLI) 186702585	389,894.99
200-21 · Oper Invest MM(FNBLI) 186702577	422,611.68
200-19 · HlthRetirement (FNBLI)186702593	2,097,718.99
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	46,911.77
200-14 · BankofAmerica MMS - 9419794402	2,532,507.83
<b>Total 200 · Cash</b>	2,579,483.31
<b>Total Checking/Savings</b>	5,499,708.97
<b>Total Current Assets</b>	5,387,219.90
<b>Fixed Assets</b>	
400-051 · Computer equip.	
400-04 · Accumulated Dep. - Computer	-3,929.02
400-05 · Computer Equipment	3,929.02
<b>Total 400-051 · Computer equip.</b>	0.00
400-100 · Machinery & equip.	
400-102 · A/D - Equipment	-15,878.00
400-101 · Equipment	15,878.00
<b>Total 400-100 · Machinery &amp; equip.</b>	0.00
450-00 · Leasehold improvement	
450-02 · Accumulated Amort.	-90,950.40
450-02 · Accum. Amortization - 2009 LHI	-7,389.76
450-01 · Leasehold Improvements	14,140.00
450-03 · 2009 Leasehold improvements	84,273.98
<b>Total 450-00 · Leasehold improvement</b>	73.82
400-00 · Furniture & Fixtures	
400-02 · Accumulated Depreciation	-29,096.65
400-01 · Furniture and Fixtures	33,542.55
<b>Total 400-00 · Furniture &amp; Fixtures</b>	4,445.90
<b>Total Fixed Assets</b>	4,519.72
<b>Other Assets</b>	
Deferred outflows of resources	
700-1 · Changes in Agency cont GASB68	25,542.00
700-3 · Diff - expect/actual exp GASB68	28,444.00
700-4 · Change in assumptions	129,701.00
700-5 · Diff expected & actual OPEB	520,816.00
700-6 · Change in assumptions OPEB	532,760.00
<b>Total Deferred outflows of resources</b>	1,237,263.00
<b>Total Other Assets</b>	1,237,263.00
<b>TOTAL ASSETS</b>	<b>6,629,002.62</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
550-00 · Accrued Expenses	-4,896.83
602-00 · Payroll Liabilities	

9:21 AM  
04/15/25  
Accrual Basis

Town of Hempstead I. D. A.  
**Balance Sheet**  
As of April 15, 2025

	<u>Apr 15, 25</u>
602-09 · NY Unemployment	-1,283.58
602-07 · Disability W/H	46.80
602-01 · Retirement W/H	111.76
602-06 · Retirement Loan	318.00
602-08 · Deferred Compensation	412.50
<b>Total 602-00 · Payroll Liabilities</b>	<u>-394.52</u>
<b>Total Other Current Liabilities</b>	<u>-5,291.35</u>
<b>Total Current Liabilities</b>	-5,291.35
<b>Long Term Liabilities</b>	
602 · -10 Compensated absences	115,824.24
605 · Net pension liability - pro. sh	267,059.00
<b>Deferred inflows of resources</b>	
500-4 · Change in assumptions	1,433.00
500-1 · Difference between expect/act	9,069.00
500-2 · Change in pro - employer & prop	9,285.00
500-5 · Changes in assumption OPEB	337,798.00
<b>Total Deferred inflows of resources</b>	<u>357,585.00</u>
603-00 · Postretirement health benefits	1,939,934.00
<b>Total Long Term Liabilities</b>	<u>2,680,402.24</u>
<b>Total Liabilities</b>	2,675,110.89
<b>Equity</b>	
Net Income	74,402.92
3000 · Opening Bal Equity	498,858.39
909-00 · Fund Balance	3,380,630.42
<b>Total Equity</b>	<u>3,953,891.73</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>6,629,002.62</u></u>



**Town of Hempstead I. D. A.**  
**Account QuickReport**  
 As of April 15, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							58,424.28
200-13 - Bank of America - 9419794381-CK							58,424.28
Check	03/13/2025	31571	Todd Shapiro	Consultant -M...	522-01 · Profes...	-2,500.00	55,924.28
Check	03/13/2025	31572	DGS - Reproduction ...	Invoice# 4523...	522-21 · Printing	-22.22	55,902.06
Check	03/13/2025	31573	AFLAC	NQR44- Invoic...	602-11 · AFLA...	-230.58	55,671.48
Check	03/21/2025	52561	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,856.74	53,814.74
Check	03/21/2025	52562	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-610.37	53,204.37
Check	03/21/2025	52563	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-812.45	52,391.92
Check	03/21/2025	52564	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.63	49,220.29
Check	03/21/2025	52565	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.51	46,159.78
Check	03/21/2025	52566	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.72	43,941.06
General Journal	03/21/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,850.12	38,090.94
Check	03/21/2025	31574	The New York Times	Subscription A...	522-05 · Dues ...	-160.80	37,930.14
Check	03/25/2025	31575	Optimum	07858-547683...	522-07 · Office ...	-309.73	37,620.41
Check	03/26/2025	31576	AFLAC	NQR44- Invoic...	602-11 · AFLA...	-230.58	37,389.83
Transfer	03/26/2025			Funds Transfe...	200-14 · Bankof...	60,000.00	97,389.83
Check	03/27/2025	31577	DGS - Reproduction ...	Invoice# 4528...	522-21 · Printing	-22.22	97,367.61
Check	03/27/2025	electro...	N.Y.S & LOCAL EMP...	Code 51313 M...	-SPLIT-	-859.52	96,508.09
Check	03/27/2025	electro...	NYS Deferred Comp...	March 2025 (2...	-SPLIT-	-825.00	95,683.09
Check	03/31/2025	31578	TOH Department of ...	Health Ins. - I...	522-70 · Health...	-10,426.65	85,256.44
Check	04/01/2025	31579	Camoin Associates	Inv. #21147 S...	522-77 · Cost B...	-7,000.00	78,256.44
Check	04/01/2025	31580	Camoin Associates	Inv. #21148 M...	522-77 · Cost B...	-7,000.00	71,256.44
Check	04/04/2025	52567	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,883.95	69,372.49
Check	04/04/2025	52568	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-610.37	68,762.12
Check	04/04/2025	52569	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-812.45	67,949.67
Check	04/04/2025	52570	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.63	64,778.04
Check	04/04/2025	52572	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.50	61,717.54
Check	04/04/2025	52573	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.73	59,498.81
General Journal	04/04/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,839.84	53,658.97
Check	04/07/2025	31581	Emerald Document I...	Acct# Hempst...	522-07 · Office ...	-695.00	52,963.97
Check	04/07/2025	31582	DGS - Reproduction ...	Invoice# 4530...	522-21 · Printing	-53.14	52,910.83
Check	04/07/2025	31583	Town of Hempstead - ...	Postage Marc...	522-19 · Postag...	-100.05	52,810.78
Check	04/07/2025	31584	READY REFRESH	Acct# 042347...	522-07 · Office ...	-145.87	52,664.91
Check	04/07/2025	31586	TOH Dept of General...	Rent April 2025	522-12 · Rent E...	-5,500.00	47,164.91
Check	04/10/2025	electro...	PAYCHEX	Account# 001...	2100-01 · PAY...	-253.14	46,911.77
Total 200-13 - Bank of America - 9419794381-CK						-11,512.51	46,911.77
Total 200 - Cash						-11,512.51	46,911.77
<b>TOTAL</b>						<b>-11,512.51</b>	<b>46,911.77</b>