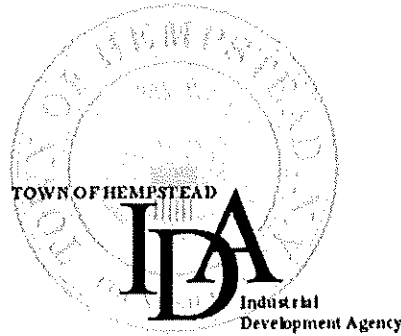


Frederick E. Parola
Chief Executive Officer



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

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
May 20, 2025, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead**

Agenda: Village Business: Village of Freeport: None, Village of Hempstead: Update on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead, New Business: – Presentation and Consideration of an Authorizing Resolution for JAEP Properties LLC, 2283 Grand Avenue, Baldwin, Consideration of a Tenant Consent for Valley Stream Green Acres – TCB Green Acres LLC dba Dave's Hot Chicken, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Hat World Inc. dba Lids, 2034 Green Acres Mall, Valley Stream, Consideration of a tenant Consent for Valley Stream Green Acres – The Cheesecake Factory Restaurants Inc., 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream – Foot Locker Retail Inc., 2034 Green Acres Mall, Valley Stream, Other - CEO's Report, Consideration and adoption of the By-Laws, Consideration of the Travel Policy, Consideration of the Recapture/Termination Policy, Consideration of the Fee Schedule, Consideration of the Personnel Handbook, Consideration of the Code of Conduct/Whistleblower Policy, Consideration of the Time and Leave Policy, Consideration of the Retail Policy, Old Business: None, Reading and Approval of Previous Meeting Minutes: Consideration and Adoption of the Minutes of April 22, 2025, Report of the Treasurer: Financial Statements and Expenditure List: April 16, 2025 – May 13, 2025, Committee Updates, Executive Session, Adjournment

Those in attendance:

Tom Grech, Acting Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Jerry Kornbluth, Board Member
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)

Village of Hempstead:

Tanya Carter, Village of Hempstead Member
William Miller, Village of Hempstead Member

Excused:

The meeting was called to order at 9:01 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.

James Robinson, the Superintendent of the Baldwin School District, spoke he is not in favor of the JAEP Properties Inc, project.

Village of Freeport: No New Business

Village of Hempstead:

Update on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead: Edie Longo addressed the board on any updates we have on Harris Beach. We have not received any correspondence from Harris Beach on the Fire Marshall violations.

New Business:

Consideration of an Authorizing Resolution for JAEP Properties LLC, 2283 Grand Avenue, Baldwin: Peter Curry from Farrell Fritz P.C., the attorney for the applicant, and John Casey, the business owner, addressed the board. The applicant seeks to demolish an approximately 11,000 square foot, four story building on 1.246 acres of land for multifamily use. The new building will consist of 12 one-bedroom units and 42 two-bedroom units (54 units in total) as well as a lobby, rental office, common area and 78 parking spaces. Five units will be given preference to those with disabilities. The first floor will also consist of 2,344 sq feet of office space. This project will be within the Baldwin Overlay Zone created by the Town of Hempstead. The applicant is seeking a 25-year PILOT, Sales Tax Exemption, and Mortgage Recording Tax Exemptions. Jack Majkut made a motion to approve an Authorizing Resolution for JAEP Properties LLC, 2283 Grand Avenue, Baldwin. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – TCB, 2034 Green Acres Mall – Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – TCB Green Acres LLC, a New York limited liability company DBA Dave's Hot Chicken. The tenant will occupy approximately 2,504 square feet of space and create approximately (40) jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Hat World Inc. LIDS: Thomas Grech made a motion to approve a Tenant Consent for Valley Stream Green Acres – Hat World Inc. LIDS., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 2,492 square feet of space and create approximately (4.5) full-time jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – The Cheesecake Factory Restaurant Inc.: Jerry Kornbluth made a motion to approve a Tenant Consent for Valley Stream Green Acres – The Cheesecake Factory Restaurant Inc., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 8,508 square feet of space and create approximately (110) full-time jobs and (2) two part-time 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 – Foot locker Retail Inc.: Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – Foot locker Retail Inc., 2034

Green Acres Mall, Valley Stream. The tenant will occupy approximately 12,994 square feet of space and create approximately (31) full-time jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

New Business -Other:

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

The following eight resolutions were adopted together:

Consideration of the Agency By-Laws: Eric Mallette made a motion to adopt the Agency's By-Laws, as approved by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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

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

Consideration of the Fee Schedule: Eric Mallette made a motion to adopt the Agency's Fee Schedule, as approved by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration of the Personnel Handbook: Eric Mallette made a motion to adopt the Agency's Personnel Handbook, as approved by the Governance Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration of the Code of Conduct/Whistleblower Policy: Eric Mallette made a motion to adopt the Agency's Code of Conduct/Whistleblower Policy, as approved by the Audit Committee. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

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

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

Consideration and Adoption of a Resolution to pay John E. Ryan Esq. for Professional Services Rendered for Valley Stream Central High School District et al v. Town of Hempstead IDA, et al.: Jerry Kornbluth made a motion to approve a Resolution to pay John E. Ryan for professional Services Rendered not to exceed \$2,875.00 for Valley Stream Central High School District et al v. Town of Hempstead IDA. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Amy Hayman and Karen Montalbaum Baldwin residents addressed the board about their disapproval of the JAEP Properties LLC. PILOT.

Old Business:

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

Minutes of April 22, 2025, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of April 22, 2025. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

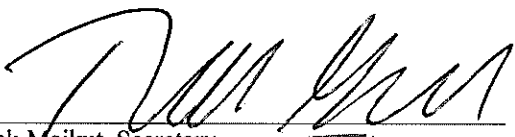
Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for April 16, 2025 -May 13, 2025.

Committee Updates: There were no updates.

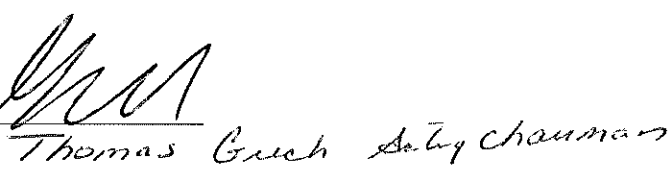
Executive Session: Tom Grech made a motion to go into executive session at 9:21 a.m. to discuss a matter of potential litigation. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Tom Grech made a motion to come out of executive session at 9:46 a.m. No action was taken. This motion was seconded by Jack Majkut.
All were in favor. Motion carried.

Adjournment: With all business concluded. Jill Mollitor made a motion to adjourn the meeting at 9:46 a.m. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.



Jack Majkut, Secretary
June 17, 2025


Thomas Grech, Atty Chairman