

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING**

**Old Courthouse, 350 Front Street, 2<sup>nd</sup> Floor**

**AGENDA**

**Tuesday, June 17, 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:**

- Update by Keith Corbett 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 –GC Mall Café LLC dba Paris Baguette**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres –Tony's Tacos**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres – Sephora**, 2034 Green Acres Mall , Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres – N.T. Nail & Spa Inc. dba Victoria Nails & Spa**, 2034 Green Acres Mall , Valley Stream
- Consideration and Adoption of an Early Retirement Incentive for the Town of Hempstead IDA Employees
- Informational Notice from Vineyard Mid-Atlantic regarding alternate power source "Windmills" and generation station on the mainland

**NEW BUSINESS - Other:**

- CEO's Report

**OLD BUSINESS:** None

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

- Consideration and Adoption of the Minutes of May 20, 2025

**REPORT OF THE TREASURER:**

- Financial Statements and Expenditure List: May 14, 2025 – June 10, 2025

**COMMITTEE UPDATES :**

**EXECUTIVE SESSION:**

**ADJOURNMENT**

# VINEYARD MID-ATLANTIC

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VINEYARD  OFFSHORE

March 24, 2025

**Subject: Notice of Intent to File Application for a Certificate of Environmental Compatibility and Public Need**

Dear Property Owner,

Pursuant to Article VII of the Public Service Law of the State of New York, Vineyard Mid-Atlantic, LLC and VMA Transmission Corp. (together, the Applicant) is providing notice of its intent to file, on or about April 9, 2025, an Application with the New York State Public Service Commission (Commission) for a Certificate of Environmental Compatibility and Public Need (Certificate). The Article VII process is limited to the permitting of the portion of the offshore and onshore transmission facilities for the Excelsior Wind Project that are proposed to be located in New York State (the Excelsior Wind NY Project or the NY Project). The proposed transmission facilities will connect the Excelsior offshore wind farm located within federal waters to a point of interconnection (POI) to the existing mainland electrical grid at the New York Power Authority (NYPA) Stewart Avenue – Uniondale Hub Substation located on Long Island in Uniondale, Nassau County, New York (Uniondale POI). The NY Project is necessary to assist New York State in achieving its clean energy mandates under the Climate Leadership and Community Protection Act.

The construction of the NY Project is not expected to commence before 2028. You are receiving this letter as you have been identified as a property owner whose property is along or abuts the proposed transmission route identified for the NY Project. The NY Project is described in more detail below.

## **Description of the NY Project**

The NY Project includes: (i) three subsea cables that extend approximately from the state jurisdictional boundary in New York State waters to the landfall site in Jones Beach State Park in Hempstead, Nassau County, New York (Jones Beach Landfall Site); (ii) three underground onshore cables extending from the Jones Beach Landfall Site traveling north within the Meadowbrook Parkway right-of-way, outside the paved portion of the roadway, to a proposed onshore substation facility to be located in Nassau County; and (iii) two underground onshore cables extending from the proposed onshore substation facility traveling north within the Meadowbrook Parkway right-of-way, outside the paved portion of the roadway, and along Stewart Avenue to the Uniondale POI. The total length of the onshore cable route is approximately 13 miles.

# VINEYARD MID-ATLANTIC

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VINEYARD  OFFSHORE

Hempstead Public Library  
115 James A. Garner Way  
Hempstead, NY 11550

Garden City Public Library  
60 7th Street  
Garden City, NY 11530

Roosevelt Public Library  
27 W Fulton Avenue  
Roosevelt, NY 11575

Freeport Memorial Library  
144 West Merrick Road  
Freeport, NY 11520

Uniondale Public Library  
400 Uniondale Avenue  
Uniondale, NY 11553

## **Public Comment Period**

Once the Commission determines that the Application is complete, there is typically a procedural conference, and then the Commission will typically issue a Notice of Information Forums and Public Statement Hearings. The Public Statement Hearing(s) will provide another opportunity for the public to submit comments on the subject matter of the Application. Information on Public Statement Hearing(s) and how to provide comments during those hearings will be provided on [<https://www.vineyardoffshore.com/excelsiorwind>], when available. The Public Statement Hearing(s) are typically held within 60 to 90 days of the date that the Commission deems the Application to be in compliance with Article VII filing requirements.

## **ADDITIONAL ASSISTANCE**

For further information concerning the NY Project, interested persons may contact the following:

**Michelle L. Phillips**  
Secretary to the Commission  
New York State Public Service Commission  
Empire State Plaza, Agency Building 3  
Albany, New York 12223-1350  
Fax: 518-474-9842  
Email: [secretary@dps.ny.gov](mailto:secretary@dps.ny.gov)

**Andrea Bonilla**  
Senior Manager of External Affairs  
Vineyard Mid-Atlantic LLC  
626 RXR Plaza, Floor 6  
Uniondale, NY 11556  
Phone: 631-520-5800  
Email: [excelsiorwind@vineyardoffshore.com](mailto:excelsiorwind@vineyardoffshore.com)

## CEO's REPORT

June 17, 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 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 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. There 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 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. An authorizing resolution was adopted on May 20, 2025. 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**: This housing project will be located at 257 Main Street, Hempstead Village. The amended proposed 246 apartments will provide 80 two-bedroom units, 141 one-bedroom, and 25 studios on a 1.69 acres site. The development will include in its 331,584 square feet, 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 from a previous owner with an existing PILOT. The \$114,635 million project will include five full-time employees. This project was induced at our April 2025 meeting. Contact: Rashid Walker, John Gordon, Esq. and Dan Deegan as counsel.

**\*WSF TR Building LLC & West Side Foods, Inc** - West Side Foods seeks to acquire 107 Charles Lindberg Boulevard, Uniondale, for a warehouse meat packing and distribution site as well as for an administrative offices. The company's current location is in New York City; it's being taken over by the Whitney Museum. There is a ground lease with eight years remaining on a 485 B Type PILOT so that the new incentive will be an assignment and modification of the existing PILOT. The 77 million project includes a land purchase of \$42 million, freezer and interior modifications of approximately \$40 million. The total square footage is 114,380 square feet lying on 6.7acre site. A conventional mortgage of \$50.250 million is sought as well as sales tax exemption. Contacts: Matt Ryan, from the company; Dan Deegan, Esq of Forchelli, Deegan, Terrana.

**121 Franklin Partners, Inc.:** Developer seeks to demolish a vacant nursing facility and construct a four story 40,000square foot high and AAA office building approximately 20,000 rentable square feet of the property will be leased to its affiliates, Hill Valley Healthcare, LLC with the remainder rentable portion leased to tenants. Hill Valley provider skilled nursing care, post-acute rehabilitation and chronic disease management. The existing administrative office in New Jersey and 1007 Broadway in Woodmere will be relocated to 121 Franklin Place, Woodmere. The project costs are \$19.5 Million (29.5) full-time jobs will be retained with a equivalent jobs will be retained with a minimum of (20) full-time positions added with two years of the project's completion. The developer seeks a (20) year PILOT, mortgage recording tax waiver and sales tax exemption. Contact: David Steinberg (347-583-0315), Dan Deegan, Esq (516-248-1700)

**\*NBD Holding, Inc.:** The developer seeks to construct a 135-room upscale Hilton Tapestry Hotel in Freeport that will include a 100-guest dining room and a 175-person event space for weddings and other events. A restaurant is contemplated as well. The new building will be 89,836 square feet and replace a demolished structure currently on site. Project costs are estimated to be \$44,000,000.00 (forty-four million dollars) with the developer seeking thirty-two million in conventional financing. A twenty-year PILOT as well as a Sales tax exemption are being sought as well. By the end of the second year, more than thirty (30) five full-time equivalent workers will be employed. Contact Daniel Deegan, Esq. (516-248-1700) Rohit Kumar Sakaria, managing member of NBD Holdings.

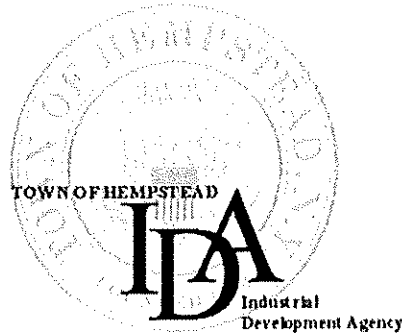
**\*Hempstead Preservation, LLC –** Developer seeks to rehab the existing 635,711 square foot building that lies on 3.98 acres in Hempstead Village known as 100 Terrace Avenue. The project will renovate the 420 units of affordable housing for \$23 million with total costs of the development to e \$146.686 million. A conventional mortgage of \$120.474 million is sought as well as a PILOT and sales tax exemption. Twenty-five (25) full-time jobs will be added within two years. In addition to the structural improvements to the individual units, security and safety of the tenants and visitors will address the serious problems that have plagued the property. Contacts: John Gordon, Esq (Forchelli Deegan) 516 248-1700; Craig Sudan & Jason Bordainick (Hudson Valley Property Group) 917 398-4100.

#### **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 Meadowood 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 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.

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, 2<sup>nd</sup> 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, Vice 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.

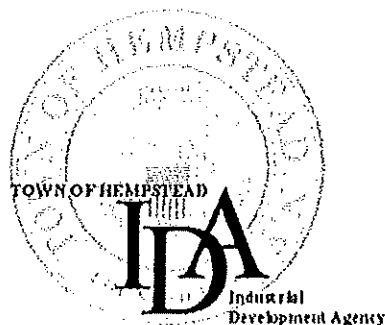
Tom Grech made a motion to come out of executive session at 9:46 a.m. No action was taken. This motion was seconded by Jack Majkut.  
All were in favor. Motion carried.

**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.

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Jack Majkut, Secretary  
June 17, 2025

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, 2<sup>nd</sup> 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, Vice 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:

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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.

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Jack Majkut, Secretary  
June 17, 2025

9:08 AM  
06/10/25  
Accrual Basis

**Town of Hempstead I. D. A.**  
**Balance Sheet**  
As of June 10, 2025

	Jun 10, 25
<b>ASSETS</b>	
Current Assets	
Other Current Assets	
490-00 · Interest due from PILOT account	-139,603.63
380-01 · Accounts Recievable	27,114.56
Total Other Current Assets	-112,489.07
Checking/Savings	
200-22 · Checking (FNBLI)187009667	10,000.00
200-20 · Severance (FNBLI) 186702585	390,057.91
200-21 · Oper Invest MM(FNBLI) 186702577	422,788.27
200-19 · HlthRetirement (FNBLI)186702593	2,098,595.53
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	56,103.42
200-14 · BankofAmerica MMS - 9419794402	2,426,035.84
Total 200 · Cash	2,482,202.97
Total Checking/Savings	5,403,644.68
Total Current Assets	5,291,155.61
Fixed Assets	
400-051 · Computer equip.	
400-04 · Accumulated Dep. - Computer	-3,929.02
400-05 · Computer Equipment	3,929.02
Total 400-051 · Computer equip.	0.00
400-100 · Machinery & equip.	
400-102 · A/D - Equipment	-15,878.00
400-101 · Equipment	15,878.00
Total 400-100 · Machinery & equip.	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
Total 450-00 · Leasehold Improvement	73.82
400-00 · Furniture & Fixtures	
400-02 · Accumulated Depreciation	-29,096.65
400-01 · Furniture and Fixtures	33,542.55
Total 400-00 · Furniture & Fixtures	4,445.90
Total Fixed Assets	4,519.72
Other Assets	
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
Total Deferred outflows of resources	1,237,263.00
Total Other Assets	1,237,263.00
<b>TOTAL ASSETS</b>	<b>6,532,938.33</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-7,771.83
602-00 · Payroll Liabilities	

9:08 AM

06/10/25

Accrual Basis

**Town of Hempstead I. D. A.**  
**Balance Sheet**  
**As of June 10, 2025**

	<u>Jun 10, 25</u>
602-09 · NY Unemployment	-1,425.07
602-07 · Disability W/H	106.80
602-01 · Retirement W/H	335.28
602-06 · Retirement Loan	954.00
602-08 · Deferred Compensation	<u>1,237.50</u>
Total 602-00 · Payroll Liabilities	1,208.51
Total Other Current Liabilities	<u>-6,563.32</u>
Total Current Liabilities	-6,563.32
Long Term Liabilities	
602 · -10 Compensated absences	115,824.24
605 · Net pension liability - pro. sh	267,059.00
Deferred inflows of resources	
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	<u>337,798.00</u>
Total Deferred inflows of resources	357,585.00
603-00 · Postretirement health benefits	<u>1,939,934.00</u>
Total Long Term Liabilities	2,680,402.24
Total Liabilities	2,673,838.92
Equity	
Net Income	-20,389.40
3000 · Opening Bal Equity	498,858.39
909-00 · Fund Balance	<u>3,380,630.42</u>
Total Equity	3,859,099.41
TOTAL LIABILITIES & EQUITY	<u><u>6,532,938.33</u></u>

9:09 AM

06/10/25

Accrual Basis

# Town of Hempstead I. D. A.

## Account QuickReport

As of June 10, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							61,064.74
200-13 - Bank of America - 9419794381-Ck							61,064.74
Check	05/14/2025	31595	The New York Times	Subscription A...	522-05 - Dues ...	-80.40	60,984.34
Check	05/14/2025	31596	Todd Shapiro	Consultant -M...	522-01 - Profes...	-2,500.00	58,484.34
Check	05/14/2025	31597	Fevola Reporting & T...	Invoice # 7033...	522-22 - Public ...	-662.10	57,822.24
Check	05/14/2025	31598	TOH Dept of General...	Rent May 2025	522-12 - Rent E...	-5,500.00	52,322.24
Transfer	05/15/2025			Funds Transfe...	200-14 - Bankof...	60,000.00	112,322.24
Check	05/16/2025	52585	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,743.44	110,578.80
Check	05/16/2025	52586	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-672.71	109,906.09
Check	05/16/2025	52587	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-812.46	109,093.63
Check	05/16/2025	52588	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.62	105,922.01
Check	05/16/2025	52589	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.51	102,861.50
Check	05/16/2025	52590	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.74	100,642.76
General Journal	05/16/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,762.01	94,880.75
Check	05/21/2025	31599	Ryan, Brennan & Do...	Valley Stream ...	550-00 - Accrue...	-2,875.00	92,005.75
Check	05/23/2025	31600	Town of Hempstead-...	Name Plate B...	522-07 - Office ...	-4.41	92,001.34
Check	05/23/2025	31601	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	91,770.76
Check	05/27/2025	31602	Optimum	07858-547683...	522-07 - Office ...	-309.73	91,461.03
Check	05/30/2025	52591	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,797.19	89,663.84
Check	05/30/2025	52592	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-657.13	89,006.71
Check	05/30/2025	52593	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-812.44	88,194.27
Check	05/30/2025	52594	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.64	85,022.63
Check	05/30/2025	52595	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.52	81,962.11
Check	05/30/2025	52596	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.72	79,743.39
General Journal	05/30/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,774.10	73,969.29
Check	06/02/2025	31603	W.B. Mason Co., INC.	Office Supplie...	522-07 - Office ...	-57.00	73,912.29
Check	06/02/2025	31604	W.B. Mason Co., INC.	Office Supplie...	522-07 - Office ...	-106.95	73,805.34
Check	06/02/2025	31606	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-10,426.65	63,378.69
Check	06/04/2025	52598	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-6,150.03	57,228.66
General Journal	06/04/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-1,062.41	56,166.25
Check	06/04/2025	31607	Town of Hemsptead -...	Postage May ...	522-19 - Postag...	-62.83	56,103.42
Total 200-13 - Bank of America - 9419794381-Ck						-4,961.32	56,103.42
Total 200 - Cash						-4,961.32	56,103.42
<b>TOTAL</b>						<b>-4,961.32</b>	<b>56,103.42</b>