

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
AGENDA
Tuesday, July 15, 2025, 9:00 AM**

- A livestream of the meeting may also be viewed at www.tohida.org . Select "Watch Meetings"

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:

- Presentation and Consideration of an Inducement Resolution for **Hempstead Preservation LLC**, 100 Terrace Avenue, Hempstead
- Update by Keith Corbett on Fire Marshall violations for **Harris Beach 50 Clinton** Street, Hempstead, Update on Late Village PILOT payment, and Consideration of a Termination of Benefits

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of a Tenant Consent for **Valley Stream Green Acres – The Finish Line dba JD Sports**, 2034 Green Acres Mall , Valley Stream
- Update by Peter Curry, Farrel Fritz, on **25 Wanser** Project and Moratorium

NEW BUSINESS - Other:

- CEO's Report
- Consideration of a Resolution for attendance at the 2025 LIBDC Annual Conference

OLD BUSINESS: None

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

- Consideration and Adoption of the Minutes of June 17, 2025

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: June 11, 2025 – July 8, 2025

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

Hempstead Preservation, LLC
(100 Terrace Avenue)
Project: 2802-25-05A

Application Date: 5/29/25 Contact: Craig Sudan

Applicant Name and Address: C/O Hudson Valley Property Group
200 Vesey Street – Floor 24
New York, NY 10281

Project Address: 100 Terrace Avenue
Hempstead, NY 11550

Project:

The applicant intends to complete substantial renovations at the property including but not limited to building modernization, kitchen and bathroom upgrades, and overall quality of life improvements. This will also include elevator upgrades, repairs, parking garage repairs, security overhaul including high resolution and night vision security as well as refurbishing of the Hempstead PD substation. They will also offer free site-wide Wi-Fi in both the apartments and common areas.

This is currently within a TOH IDA PILOT

Project Costs:

Land acquisition	\$107,000,000
Building Renovation	\$23,016,387
Legal Fees	\$445,900
Architectural/Engineering Fees	\$194,612
Financial Charges	\$3,932,658
Other (Fees and Reports)	\$12,097,165
Total	\$146,686,722

Employment:

	Full	Part
Present	32	0
1 st Year	25	0
2 nd Year	25	0

The 32 Current Jobs are present jobs from the seller and are NOT jobs anticipated from new owner upon closing.

LMA: 100%

Retention of 25 FTE by year 1

Full Time: \$88,268 Hourly Wage Owners: \$52,032

125 Construction Jobs

Benefits Sought: Remaining PILOT Assumption plus 20 Year PILOT with 10-year Option, Sales Tax Exemption, Mortgage Recording Tax Exemption

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:

$\$511,269.00 \times 8.625\% = \$44,097$

Mortgage $\$120,475,382 \times .75\% = \$903,558$

Section: 034, Block: 291, Lots: 0078

Parcels: 1

SD- Hempstead UFSD 1

Full Assessed Value: \$34,196,100

Total Assessment: \$341,961

Current Tax Information if not within a PILOT: \$1,863,281.60

General 25: \$102,837.94

School 24/25: \$1,421,104.43

Village: \$339,339.23

Estimated Taxes Once Renovated: N/A Internal Modifications Only

Applicant Counsel: Dan Deegan/ John Gordon

Transaction Counsel: Nixon Peabody

Hempstead Preservation, LLC
(100 Terrace Avenue)

DRAFT PILOT

100 Terrace Avenue
Hempstead, NY 11550
Section: 034, Block: 291, Lots: 0078
Parcels: 1
SD- Hempstead UFSD 1

Year	Total
1	\$1,145,820 – Remainder of second to last year of current PILOT
2	\$1,186,000 - Remainder of last year of current PILOT
3	\$1,209,720
4	\$1,233,914
5	\$1,258,592
6	\$1,283,764
7	\$1,309,439
8	\$1,335,628
9	\$1,362,341
10	\$1,389,588
11	\$1,417,380
12	\$1,445,728
13	\$1,474,643
14	\$1,504,136
15	\$1,534,219
16	\$1,564,903
17	\$1,596,201
18	\$1,628,125
19	\$1,660,688
20	\$1,693,902
21	\$1,727,780
22	\$1,762,336

Optional 10 Year Extension if within compliance

23	\$1,797,583
24	\$1,833,535
25	\$1,870,206
26	\$1,907,610
27	\$1,945,762
28	\$1,984,677
29	\$2,024,370
30	\$2,064,857
31	\$2,106,154
32	\$2,148,277

7/3/25 – DRAFT

This has not been
approved by the IDA
Board.

Arlyn Eames

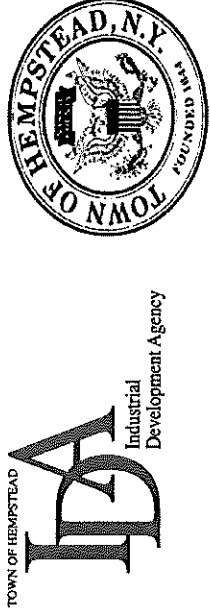
From: Edie Longo
Sent: Tuesday, June 17, 2025 9:46 AM
To: Keith M. Corbett
Cc: jryan@rbdllp.net (jryan@rbdllp.net); Thomas Grech; wnmjmillr1@gmail.com; Arlyn Eames
Subject: 50 Clinton

Good Morning, As requested by the Board in April and May of 2025, your attendance was required at the IDA Meeting this morning at 9:00 a.m. As the meeting is concluded, the board has again requested your attendance at the July 15th meeting for a briefing and update of the fire marshal violations and current status of new improvements including written documentation. Please be reminded the board requested all the written fire marshal correspondence related to the building including violations.

50 Clinton has been added to the July meeting agenda for consideration of termination for failure to produce the requested information. All documentation MUST be received and furnished no later than July 7th to be circulated to the board for the July 15th meeting. We look forward to seeing you on July 15th at 9:00 a.m.

Edie Longo
CFO
Town of Hempstead IDA

TOWN OF HEMPSTEAD IDA
 350 Front Street, Room 234-A
 Hempstead, NY 11550



VILLAGE 2025

PILOT SD SEC BLK LOTS
 01 034 350 115, 118

Billing: Keith Corbett
 Harris Beach Murtha PLLC
 333 Earl Ovington Blvd. Ste. 901
 Uniondale, NY 11553

50 Clinton Street
 Hempstead, NY

Date Taxes Are Due	Levy Description	Pilot Amount Total	Tax Amount 1st Half
6/01/2025	Village Of Hempstead	\$ 109,333.48	\$ 54,666.74

7/2/25 LATE FEE 5% per Agreement

Total 1st Half Year Taxes 2025 \$ 57,400.08

\$ 2,733.34
 \$ 57,400.08

Make all checks payable to: Village of Hempstead
 MAIL TO: Town Of Hempstead-IDA
 350 Front Street Room 234A
 Hempstead, New York 11550

7/2/25

Keith Corbett
Harris Beach Murtha PLLC
333 Earl Ovington Blvd.
Uniondale, NY 11553

INVOICE

**Administrative Late Fee
1st Half Village 2025**

**Harris Beach 50 Clinton
50 Clinton Street, Hempstead**

PAYABLE UPON RECEIPT:

$\$54,666.74 \times 1.5\% = \820.00 - payable to: "Village of Hempstead"

This Late Fee payment must be a separate check from the PILOT payment.

Mail payment to:

Town of Hempstead IDA, 350 Front Street, Room 234-A, Hempstead, NY 11550



Via email arlyeam@hempsteadny.gov

July 1, 2025

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
Valley Stream Green Acres LLC 2015 Facility
2034 Green Acres Road South, Valley Stream, NY 11581

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Greenberg Traurig LLP, 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 ("Valley Stream Green Acres Lease") related to the following:

- **Size of Premises:** 7.948 square feet
- **Tenant:** The Finish Line, Inc., an Indiana corporation, d/b/a JD Sports
- **Address:** 1139B Green Acres Road, Valley Stream, NY 11581
- **Estimated employees:** 20 FTE
- **Estimated average salaries:** \$450,000 annual payroll

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

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,

Kathy Sherwood
SVP and Senior Leasing Counsel

cc: Daniel J. Baker, Esq. via email (dan.baker@gtlaw.com)
Edie Longo, edielon@hempsteadny.gov (with attachments)
Terance Walsh, Nixon Peabody, via email twalsh@nixonpeabody.com (with attachments)
Eric Brenner, Nixon Peabody, via email ebrenner@nixonpeabody.com (with attachments)
Elizabeth Wood, Nixon Peabody, via e-mail: ewood@nixonpeabody.com (with attachments)
Adam Lorenzana, Nixon Peabody, via e-mail: alorenzana@nixonpeabody.com (with attachments)
Nancy Rendos (via email nancy.rendos@macerich.com)
Joe Floccari (via email joe.floccari@macerich.com)

401 Wilshire Boulevard, Suite 700
Santa Monica, CA 90401-1452
P: 310.394.6000 / F: 310.395.6036
www.macerich.com / NYSE: MAC

CEO's REPORT

July 15, 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. Closed

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 office. 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. There is an issue of large tandem trucks gaining access to the roadways feeding the site. 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.

RESOLUTION
TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
LIBDC CONFERENCE REGISTRATION
Annual Conference 2025

WHEREAS, the Town of Hempstead Industrial Development Agency endeavors to continue to support business and community activities within the Town of Hempstead and on Long Island; and

WHEREAS, the Town of Hempstead Industrial Development Agency encourages its' board members and staff to interface with the business community; and

WHEREAS, the Agency has in the past supported the LIBDC to promote the sharing and exchanging of information with other influential business leaders, bankers and real estate brokers, etc;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Industrial Development Agency authorizes payment to Montauk Yacht Club in an amount not to exceed \$1,465.65 per person, for a maximum of six (6) people, and subject to the filing and approval of the necessary documentation, for the purpose of registration and attendance at the Long Island Business Development Annual Conference, October 15-17, 2025 at Montauk Yacht Club, 32 Star Island Road, Montauk.

Resolution Number: 2025-33

Adopted:

Ayes:

Nays:

Thomas Grech, Acting/ Vice Chairman



The Long Island Business Development Council proudly presents its 55th annual conference, bringing together business and government leaders for always-lively discussions in sessions on the region's top sectors, the economy and more, at Montauk Yacht Club, 32 Star Island Road, Montauk, October 15, 16 and 17, 2025.

Details on attending the conference follow and include reservation Guidelines and Reservation Form. All attendees (sponsors, LIBDC members or non-member individuals) wishing to reserve a room at Montauk Yacht Club for the conference **MUST** make a reservation with LIBDC by contacting Marlene McDonnell via marlene.mcdonnell@gmail.com. The Yacht Club will not accept reservations for this conference by phone or online. **All room reservations and payments will be processed by LIBDC.**

In order to secure and guarantee your room reservation, placement for golf or the bocce tournament as well as additional conference activities, please be sure to contact us as soon as you can.

In order to meet OUR contract deadlines and stipulations, we ask you to please note the following: There are specific changes to conference policy regarding cancelling a room or golf registration, general room reservation policy and guidelines for the specific dates you choose to attend.

Additionally, due to significantly increased costs, we must now require a registration fee for anyone wishing to play golf who is attending independently (and not included within a sponsorship's allowance of attendees). Golf Registration fee: \$150 per person.

***Rooms fill up quickly and reservations should be made as early as possible.
Accommodations at Montauk Yacht Club cannot be guaranteed after the deadline
It is the responsibility of late registrants to contact a nearby hotel for lodging***

DEADLINE for Conference registration is August 8, 2025.

***We are able to refund a room reservation until August 15, 2025.
After that date, NO refunds will be issued for any reason whatsoever
and your reservation will be considered forfeited***

***Room location is at the discretion of LIBDC
No room location may be changed once it has been assigned***

To discuss the registration process or your participation at the 55th Conference, contact LIBDC Administrator Marlene McDonnell via email: marlene.mcdonnell@gmail.com.
Questions? Call: 516-314-8982

We're looking forward to an especially informative and rewarding conference.

And, as always, we're looking forward to seeing you!

Mitch Pally
Co-Chair

Theodore P. Sasso, Jr.
Co-Chair

The Long Island Business Development Council

LONG ISLAND BUSINESS DEVELOPMENT COUNCIL

55th Annual Conference

October 15-17, 2025 ~ Montauk Yacht Club, Montauk

ATTEND THE CONFERENCE

**ALL ROOM PACKAGE RESERVATIONS/PAYMENTS WILL BE PROCESSED BY LIBDC.
NO PAYMENTS SHOULD BE SENT TO MONTAUK YACHT CLUB.**

A conference registration fee is required if you aren't a paid Corporate level LIBDC member or you are not included within a sponsorship's guest attendance allowance.

Rooms and meal packages at Montauk Yacht Club are **NOT** included within a sponsorship and must be reserved and paid for separately.

LIBDC provides a room reservation package that includes all meals during the conference: Wednesday cocktail hour and dinner; Thursday breakfast, lunch (on or off the golf course), cocktail hour and lobster buffet dinner; and Friday breakfast.

If you are attending the conference but do not intend to stay at the Montauk Yacht Club, you **MUST** pay a registration fee to attend the conference and **MUST** nevertheless reserve a meal plan OR the cost for meals on specific dates. **Conference registration fee is separate from your room reservation and meal plan choice.** Corporate level members or sponsor attendees pay no registration fee; registration fee for Individual member level – \$350; non-members – \$450. Meal plan for the three-day conference is \$655 per person.

We remind everyone: Rooms for this conference fill quickly. In order to secure and guarantee your room reservation, placement for golf or the bocce tournament as well as additional conference activities, please be sure to contact us as soon as you can.

Information follows on reserving a room for Wednesday, Oct 15 **only**, Thursday, Oct 16 **only** or **BOTH** nights; tax-exempt rates are also included.

****ALL MEALS ARE INCLUDED WITHIN THE PRICE OF A ROOM RESERVATION PACKAGE****

If you are attending the entire conference but will not have a reserved room at Montauk Yacht Club, you **MUST register to attend** and you **MUST reserve a meal plan OR follow the chart below for registration fee plus meal cost for specific dates attending**
Meal plan only, without hotel reservation, for the 3-day conference: \$655

If you are unable to attend the entire conference but wish to only attend on a specific day, the following fees apply:

Registration fee for any one of the three conference days: \$150, plus food cost below:

Wednesday 10/15 Cocktail Reception/Dinner ONLY	\$195
Thursday 10/16 ALL Day {breakfast, sessions, lunch, reception/dinner}	\$390
Friday 10/17 Session plus breakfast	\$ 70

LONG ISLAND BUSINESS DEVELOPMENT COUNCIL

55th Annual Conference

October 15-17, 2025 ~ Montauk Yacht Club, Montauk

CONFERENCE ROOM RESERVATION FORM

TO ATTEND, COMPLETE ROOM REGISTRATION FORM AND RETURN TO:

LIBDC: Marlene McDonnell – marlene.mcdonnell@gmail.com

**RESERVATIONS MUST BE SECURED USING CHECK OR CREDIT CARD
PRIOR TO CONFERENCE**

**RESERVATIONS MADE USING A CHECK WILL BE CONSIDERED “ON HOLD”
AND ARE NOT GUARANTEED UNTIL PAYMENT IS RECEIVED**

DEADLINE FOR RESERVING ROOM PACKAGE: AUGUST 8, 2025

**DEADLINE FOR REFUNDS: AUGUST 15, 2025. REGISTRATION IS BINDING FOR THIS CONFERENCE AND NO
REFUNDS WILL BE ISSUED AFTER THIS DATE. NOT ATTENDING IS A FORFEITURE OF ANY AND ALL
RESERVATION COSTS ALREADY PAID.**

CONFERENCE REGISTRATION FEES

- I'm a sponsor - registrants are covered within my sponsorship attendee allowance
- Individual LIBDC membership \$350
- Non-member \$450
- Golf Registration Fee (applies to independent attendees not within sponsorship) \$150 per person

CONFERENCE MEAL PLAN

- I'm reserving room at the conference – meals are included
- I'm not reserving room at the conference – meal plan cost for entire conference \$655
- I'm attending on specific date – registration fee and meal cost applies (see information above)

CONFERENCE GOLF OUTING

- I'm a sponsor – registrants are covered up to my sponsorship attendee allowance
- I'm an independent attendee (not within sponsorship) – Golf Registration Fee of \$150 applies

PAYMENT METHOD

- I will make payment using a personal/company check --
Make check payable to and mail to:
Long Island Business Development Council, P.O. Box 204, Commack NY 11725
- I will make payment using a credit card – information is below
A 3.5% processing fee is applied to each credit card transaction

ROOM RESERVATION=A 3.5% processing fee is applied to all credit card transactions

ENTIRE CONFERENCE/BOTH NIGHTS – WEDNESDAY, OCT 15 AND THURSDAY, OCT 16, Includes meals

_____ SINGLE ROOM/1 PERSON – \$1,587.83

_____ DOUBLE ROOM – \$1,130.55 each person – Total \$2,261.10 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$1,465.65

_____ TAX EXEMPT DOUBLE ROOM – \$1,044.70 each person – Total \$2,089.40 double occupancy--Indicate who will share room: _____

WEDNESDAY NIGHT ONLY, OCT 15 Includes meals

_____ SINGLE ROOM/1 PERSON – \$834.31

_____ DOUBLE ROOM – \$605.67 each person – Total \$1,211.34 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$770.01

_____ TAX EXEMPT DOUBLE ROOM – \$559.54 each person – Total \$1,19.08 double occupancy--Indicate who will share room: _____

THURSDAY NIGHT ONLY, OCT 16 Includes meals

_____ SINGLE ROOM/1 PERSON – \$753.52

_____ DOUBLE ROOM – \$524.88 each person – Total \$1,049.76 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$695.64

_____ TAX EXEMPT DOUBLE ROOM – \$485.17 each person – Total \$970.33 double occupancy--Indicate who will share room: _____

**PLEASE NOTE: SPOUSES/PARTNERS ATTENDING AND STAYING IN ROOM WITH CONFERENCE ATTENDEE
WILL BE CONSIDERED DOUBLE OCCUPANCY – ROOM AND MEAL PACKAGE WILL BE CHARGED
ACCORDINGLY WHETHER OR NOT GUEST OR SPOUSE ATTENDS THE CONFERENCE PROGRAMS**

Company _____

Address _____

Contact Name _____

Phone _____ Email _____

Credit Card # _____ Expire Date _____ SEC Code _____

ROOM(S) RESERVED FOR: NAME

COMPANY

_____ GOLF/BOCCE

_____ GOLF/BOCCE

_____ GOLF/BOCCE

_____ GOLF/BOCCE

Golf/Bocce participants must be registered for conference and MUST pre-register for activity of choice.

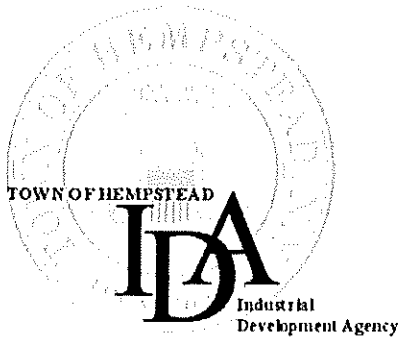
CONFERENCE REGISTRATION BEGINS AT 1 P.M. WEDNESDAY 10/15

ROOM CHECK-IN BEGINS AT 4 P.M. ROOM CHECK-OUT AT 11 A.M.

Contact Marlene McDonnell, Administrator, Long Island Business Development Council

marlene.mcdonnell@gmail.com ~ **516-314-8982**

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**

June 17, 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 by Keith Corbett on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead, New Business: – Consideration of a Tenant Consent for Valley Stream Green Acres – TCB Green Acres LLC 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 – N.T Nail & Spa Inc. dba Victoria Nails & Spa Inc., 2034 Green Acres Mall, Valley Stream, Other - CEO’s Report, Old Business: None, Reading and Approval of Previous Meeting Minutes: 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

Those in attendance:

Tom Grech, Acting Chairman
Eric C. Mallette, Treasurer
Jerry Kornbluth, Board Member
Robert Bedford, Board Member
Jill Mollitor, 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

Excused:

Jack Majkut, Secretary
Guy Savia, Board Member
William Miller, Village of Hempstead Member

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.

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. Edie Longo has emailed Kieth Corbett she has not received a response to date. We have not received any correspondence from Harris Beach on the Fire Marshall violations. The Board requested he appear at the July meeting or face consideration of being terminated.

New Business:

Consideration of a Tenant Consent for Valley Stream Green Acres – GC Mall Café LLC dba Paris Baguette, 2034 Green Acres Mall – Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres –GC Mall Café LLC dba Paris Baguette, Green Acres LLC, a New York limited liability company dba Paris Baguette. The tenant will occupy approximately 2,513 square feet of space and create approximately (28) 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 – Tony's Tacos G.A.M LLC: Jerry Kornbluth made a motion to approve a Tenant Consent for Valley Stream Green Acres – Tony's Tacos G.A.M LLC., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 3,085 square feet of space and create approximately (15) full-time jobs. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Sephora USA, Inc.: Robert Bedford made a motion to approve a Tenant Consent for Valley Stream Green Acres – Sephora USA, Inc, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 5,284 square feet of space and create approximately (13) 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 – N.T. Nail Spa Inc.: Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – N.T. Nail Spa Inc, a New York corporation, dba Victoria Nails & Spa, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 4,977 square feet of space and create approximately (19) 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.

Old Business:

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

Minutes of May 20, 2025, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of May 20, 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 May 14, 2025 – June 10, 2025.

Committee Updates: There were no updates.

Executive Session: There was no executive session

Adjournment: With all business concluded. Robert Bedford made a motion to adjourn the meeting at 9:13 a.m.. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

9:32 AM
07/08/25
Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of July 8, 2025

	Jul 8, 25
ASSETS	
Current Assets	
Other Current Assets	
490-00 · Interest due from PILOT account	-139,603.63
380-01 · Accounts Receivable	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	58,873.11
200-14 · BankofAmerica MMS - 9419794402	2,526,506.12
Total 200 · Cash	2,585,442.94
Total Checking/Savings	5,506,884.65
Total Current Assets	5,394,395.58
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
TOTAL ASSETS	6,636,178.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-7,771.83
602-00 · Payroll Liabilities	

9:32 AM

07/08/25

Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of July 8, 2025

	Jul 8, 25
602-09 · NY Unemployment	-1,457.89
602-05 · FICA Tax W/H Medicare	-0.01
602-07 · Disability W/H	121.20
602-01 · Retirement W/H	335.28
602-06 · Retirement Loan	954.00
602-08 · Deferred Compensation	1,237.50
Total 602-00 · Payroll Liabilities	1,190.08
Total Other Current Liabilities	-6,581.75
Total Current Liabilities	-6,581.75
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	337,798.00
Total Deferred inflows of resources	357,585.00
603-00 · Postretirement health benefits	1,939,934.00
Total Long Term Liabilities	2,680,402.24
Total Liabilities	2,673,820.49
Equity	
Net Income	82,869.00
3000 · Opening Bal Equity	498,858.39
909-00 · Fund Balance	3,380,630.42
Total Equity	3,962,357.81
TOTAL LIABILITIES & EQUITY	6,636,178.30

9:34 AM

07/08/25

Accrual Basis

Town of Hempstead I. D. A.
Account QuickReport
As of July 8, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							55,616.96
200-13 - Bank of America - 9419794381-Ck							55,616.96
Check	06/11/2025	31607	TOH Dept of General...	Rent June 2025	522-12 - Rent E...	-5,500.00	50,116.96
Check	06/11/2025	31608	Primo Brands	Account# 042...	522-07 - Office ...	-42.98	50,073.98
Check	06/11/2025	31609	The New York Times	Subscription A...	522-05 - Dues ...	-80.40	49,993.58
Check	06/12/2025	31610	FedEx	Account #207...	522-19 - Postag...	-13.33	49,980.25
Check	06/12/2025	31611	Todd Shapiro	Consultant -Ju...	522-01 - Profes...	-2,500.00	47,480.25
Check	06/13/2025	52599	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,840.56	45,639.69
Check	06/13/2025	52600	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-610.37	45,029.32
Check	06/13/2025	52601	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-790.44	44,238.88
Check	06/13/2025	52602	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.63	41,067.25
Check	06/13/2025	52603	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.51	38,006.74
Check	06/13/2025	52604	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.73	35,788.01
General Journal	06/13/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,773.14	30,014.87
Transfer	06/24/2025			Funds Transfe...	200-14 - Bankof...	60,000.00	90,014.87
Check	06/24/2025	31613	Optimum	07858-547683...	522-07 - Office ...	-309.73	89,705.14
Check	06/27/2025	52605	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,840.57	87,864.57
Check	06/27/2025	52606	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-610.38	87,254.19
Check	06/27/2025	52607	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-812.45	86,441.74
Check	06/27/2025	52608	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.63	83,270.11
Check	06/27/2025	52609	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.52	80,209.59
Check	06/27/2025	52610	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.72	77,990.87
General Journal	06/27/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,782.79	72,208.08
Check	06/27/2025	electro...	N.Y.S & LOCAL EMP...	Code 51313 J...	-SPLIT-	-859.52	71,348.56
Check	07/01/2025	electro...	NYS Deferred Comp...	June 2025 (2) ...	-SPLIT-	-825.00	70,523.56
Check	07/07/2025	31617	FedEx	Account #207...	522-19 - Postag...	-118.22	70,405.34
Check	07/07/2025	31614	Town of Hemsptead -...	Phone usage ...	522-14 - Teleph...	-875.00	69,530.34
Check	07/07/2025	31615	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	69,299.76
Check	07/07/2025	31616	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-10,426.65	58,873.11
Total 200-13 - Bank of America - 9419794381-Ck						3,256.15	58,873.11
Total 200 - Cash						3,256.15	58,873.11
TOTAL						3,256.15	58,873.11