

INDUSTRIAL DEVELOPMENT  
AGENCY



Board Members  
Florestano Girardi  
Eric C. Mallette  
Jack Majkut  
Robert Bedford  
Thomas Grech  
Jerry Kornbluth PhD  
Jill Mollitor

Frederick E. Parola  
Chief Executive Officer

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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING

August 19, 2025, 9:00 a.m.

Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda:** New Business – None, Village Business: Village of Freeport: None, Village of Hempstead: Presentation and Consideration of an Authorizing Resolution for Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead, Consideration of a request to waive administration late fee for Harris Beach 50 Clinton/Four Leaf Bank, New Business: – Applications, Transaction Resolutions: Consideration of a tenant consent for Valley Stream Green Acres – South Shore Opticians, 2034 Green Acres Mall, Valley Stream, Consideration of a tenant consent for Valley Stream Green Acres – Bijora Inc. dba Akira, 2034 Green Acres Mall, Valley Stream, Consideration of a lease Consent for equity One Regency Centers – Tesla EV Charging Stations, 900 Old Country Road, Westbury, CEO's Report, Discussion: Mortgage Default – 900 and 990 Stewart Avenue Holdings, 900 and 990 Stewart Avenue, Garden City, Old Business: None, Reading and Approval of Previous Meeting Minutes: Consideration and Adoption of the Minutes of July 15, 2025, Report of the Treasurer: Financial Statements and Expenditure List: July 9, 2025 – August 12, 2025, Consideration and Adoption of the Minutes of July 15, 2025, Committee Updates, Executive Session, Adjournment

Those in attendance:

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

Also in attendance:

Frederick E. Parola, CEO  
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  
Joylette Williams, Village of Hempstead Member

Excused:

Robert Bedford, Board Member  
Jack Majkut, Secretary  
Edie Longo, CFO

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.

Jeff Daniels, Deputy Mayor of The Village of Hempstead, spoke in favor of an Authorizing Resolution for The Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead.

Dan Oppenheimer spoke in favor of the Hempstead Preservation Project at 100 Terrace Avenue, Hempstead.

Evonne Bazemore, a tenant at 100 Terrace Avenue, spoke to the board how she was in favor of the new PILOT at 100 Terrace Avenue, Hempstead.

Maritza Rodriguez, a tenant at 100 Terrace Avenue, spoke to the board how she was in favor of the new PILOT at 100 Terrace Avenue, Hempstead.

**Village of Freeport:** No current business

**Village of Hempstead:**

**Presentation and Consideration of an Authorizing Resolution for Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead:** Dan Deegan from Forchelli, Deegan and Terrana addressed the board. The applicant intends to complete substantial renovations at the property including but not limited to adding 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 Police Department substation. They will also offer free site-wide Wi-Fi in both the apartments and common areas. The building is comprised of 635,711 square feet on 3.98 acres of land, with 420 affordable rental units. The Renovations will cause no displacement of residents. This property is currently within a TOH IDA PILOT. They are currently in year 19 of the current PILOT, set to expire in 2027. The applicant is also seeking a new (20) year PILOT with a 10-year Option, If incompliance, Sales Tax and Mortgage Recording Tax Exemptions. Tom Grech made a motion to adopt an Authorizing Resolution for Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead. This motion was seconded by Eric Mallette. Tanya Carter abstained. Motion carried.

**Consideration of a request to waive Administrative Late Fee for Harris Beach 50 Clinton Street, Hempstead:** The board was not in favor of this resolution to waive the administrative late fee for Harris Beach 50 Clinton/Four Leaf Bank. Tom Grech made a motion to table a request to waive an administrative late fee for Harris Beach 50 Clinton/Four Leaf Bank. This motion was seconded by Eric Mallette. All were in favor. Motion carried. This item was tabled.

**New Business:**

**Consideration for a Tenant Consent for South Shore Opticians, Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream:** Tom Grech made a motion to approve a Tenant Consent for Valley Stream Green Acres – South Shore Opticians, Valley Stream Green Acres, Valley Stream Green Acres Mall, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 1,176 square feet of space and will create approximately (5) positions. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration for a Tenant Consent for Bijora Inc. dba Akira, Valley Stream Green Acres Mall, 2034 Green Acres Mall, Valley Stream:** Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – Bijora Inc. dba Akira, Valley Stream Green Acres Mall, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 9,968 square feet of space and will create approximately (25-30) positions. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration of a Lease Consent for Equity One Regency Centers, Tesla EV Charging Stations, 900 Old Country Road, Westbury:** Eric Mallette made a motion to approve a Lease Consent for Equity One Regency Centers, Tesla EV Charging Stations, 900 Old Country Road, Westbury. This lease will create 27 electric vehicle charging stations. 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.

**Discussion: Mortgage Default – 900 and 990 Stewart Avenue Holdings, 900 and 990 Stewart Avenue, Garden City:** John Ryan, Agency Counsel addressed the board and spoke with the attorney that represents 900 and 990 Stewart Avenue Holdings. The company is negotiating a refinance of their loan. Project is in good standing and continues to pay all PILOT Payments.

**Old Business:**

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

**Minutes of July 15, 2025, Board Meeting:** Eric Mallette made a motion to waive the reading and adopt the minutes of June 17, 2025, as presented. This motion was seconded by Tom Grech. All were in favor. Motion carried.

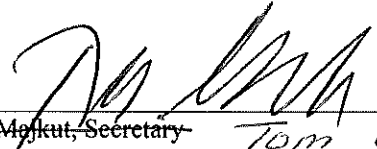
**Report of the Treasurer:** The Board was furnished with copies of the Financial Statements and Expenditure list for July 9, 2025 – August 12, 2025.

**Consideration of Preliminary Draft Budget:** Tom Grech made a motion to approve a Preliminary Draft Budget. Laura Tomeo addressed the board on the rent increase for 2025. This motion was seconded by Jill Mollitor. All were in favor. Motion carried. The final Draft Budget will appear on the September's meeting Agenda.

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

**Executive Session:** None

**Adjournment:** With all business concluded, Tom Grech made a motion to adjourn the meeting at 9:39 a.m. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

  
\_\_\_\_\_  
Jack Mokut, Secretary  
September 16, 2025

  
\_\_\_\_\_  
Tom Grech; acting Chairman