

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
AGENDA
Tuesday, August 19, 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:

- Consideration of an Authorizing Resolution for **Hempstead Preservation LLC**, 100 Terrace Avenue, Hempstead
- Consideration of a request to waive Administrative Late Fee for **Harris Beach 50 Clinton/Four Leaf Bank**

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- 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

NEW BUSINESS - Other:

- 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 MINUTES OF PREVIOUS MEETING(S):

- 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 of Preliminary Draft Budget

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 apartments and common areas. The building is comprised of 635,711 square feet on 3.98 acres of land. The building contains 420 affordable rental units.

This property is currently within a TOH IDA PILOT.
We are currently in year 19 of the current PILOT, out of 20 years.

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
We are currently in year 19 of the current PILOT, out of 20 years.

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.



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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: HEMPSTEAD PRESERVATION, LLC

-----X

350 Front Street
Hempstead, New York

August 4, 2025
9:30 a.m.

B E F O R E:
MICHAEL LODATO, Deputy Executive Director

Christina Schmidt,
Court Reporter

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A P P E A R A N C E S :

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY; MICHAEL LODATO, Deputy Executive
Director

ALSO PRESENT:

FREDERICK E. PAROLA, CEO
JOHN GORDON, Forchelli Deegan Terrana, LLP

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the
4 Deputy Executive Director of the
5 Town of Hempstead IDA. I'm
6 accompanied by Frederick E. Parola,
7 the CEO of the Town of Hempstead,
8 IDA.

9 We're holding a public hearing
10 today for the Hempstead
11 Preservation, LLC, to receive IDA
12 benefits. I will now read the
13 Public Hearing Notice into the
14 record for the stenographer:

15 "Notice is hereby given that a
16 public hearing pursuant to Title 1
17 of Article 18-A of the New York
18 State General Municipal Law will be
19 held by the Town of Hempstead
20 Industrial Development Agency (the
21 "Agency") on the 4th day of August,
22 2025, at 9:30 a.m., local time, at
23 350 Front Street, 2nd Floor,
24 Hempstead, New York in connection
25 with the following matters:

1
2 Hempstead Preservation LLC, a
3 limited liability company organized
4 and existing under the laws of the
5 State of Delaware, on behalf of
6 itself and/or the principals of
7 Hempstead Preservation LLC and/or an
8 entity formed or to be formed on
9 behalf of the foregoing
10 (collectively, the "Company"), has
11 applied to the Town of Hempstead
12 Industrial Development Agency (the
13 "Agency"), for assistance in the
14 acquisition of an approximately
15 3.98-acre parcel of land, located at
16 100 Terrace Avenue, Hempstead, New
17 York 11550 (the "Land"), the
18 renovation of an approximately
19 635,711 square foot existing
20 affordable housing apartment
21 building, including, but not limited
22 to, 420 apartment units, on-site
23 parking and amenities all located on
24 the Land (the "Improvements"), and
25 the acquisition and installation

1
2 therein of certain equipment and
3 personal property (the "Equipment";
4 and together with the Land and the
5 Improvements, the "Facility"), which
6 Facility is to be leased by the
7 Agency to the Company and used by
8 the Company as a residential rental
9 development for low to moderate
10 income housing to individuals and
11 families (the "Project"). The
12 Facility will be initially owned,
13 operated and/or managed by the
14 Company.

15 The Facility will be leased by
16 the Company to the Agency pursuant
17 to a certain Company Lease and will
18 be subleased by the Agency to the
19 Company pursuant to a certain Lease
20 and Project Agreement.

21 The Agency contemplates
22 that it will provide financial
23 assistance to the Company in the
24 form of exemptions from mortgage
25 recording taxes in connection with

1
2 the financing or any subsequent
3 refinancing of the Facility,
4 exemptions from the sales and use
5 taxes and abatement of real property
6 taxes, consistent with the policies
7 and resolutions of the Agency.

8 A representative of the Agency
9 will, at the above-stated time and
10 place, hear and accept written
11 comments from all persons with views
12 in favor of or opposed to either the
13 proposed grant of financial
14 assistance to the Company by the
15 Agency or the location or nature of
16 the Facility. Prior to the hearing,
17 all persons will have the
18 opportunity to review on the
19 Agency's website
20 (<https://tohida.org/>) the
21 application for financial assistance
22 filed by the Company with the Agency
23 and an analysis of the costs and
24 benefits of the construction and
25 on-going operation of the proposed

1 Facility." Thank you.

2
3 If you would like to be heard,
4 please come up to the microphone,
5 state your name and where you're
6 from and just speak clearly for the
7 stenographer.

8 We usually keep the hearing
9 open for about 30 minutes, maybe 25
10 minutes, we'll keep it open. If
11 anyone comes in and would like to
12 speak, we'll be here.

13 If you could sign in, even
14 though we know who you are. It's
15 John Gordan from Forchelli Deegan
16 Terrana. Thank you.

17 We're going to close the
18 hearing in about four minutes.

19 John, did you want to say
20 anything?

21 MR. GORDON: No.

22 MR. LODATO: Thank you everyone
23 for attending. We are now observing
24 it is 9:55 a.m. on August 4, 2025.
25 I don't see anyone else attending

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Hempstead Preservation LLC 8

the meeting that would like to
speak. We will now close the
hearing sine die.

(Time noted: 9:55 a.m.)

CERTIFICATION

I, CHRISTINA SCHMIDT, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of my stenographic notes.

I further certify that I am not related, either by blood or marriage, to any of the parties to this action; and

THAT I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of August, 2025.


CHRISTINA SCHMIDT

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2	B	E	M	
2025 [4] - 1:8, 3:22, 7:24, 9:14 25 [1] - 7:9 2nd [1] - 3:23	behalf [2] - 4:5, 4:9 benefits [2] - 3:11, 6:24 blood [1] - 9:9 building [1] - 4:21 BY [1] - 2:6	either [2] - 6:12, 9:9 entity [1] - 4:8 equipment [1] - 5:2 Equipment [1] - 5:3 Executive [3] - 1:13, 2:6, 3:4 exemptions [2] - 5:24, 6:4 existing [2] - 4:4, 4:19	managed [1] - 5:13 marriage [1] - 9:9 MATTER [1] - 1:3 matter [1] - 9:12 matters [1] - 3:25 meeting [1] - 8:2 MICHAEL [2] - 1:13, 2:6 Michael [1] - 3:3 microphone [1] - 7:4 minutes [3] - 7:9, 7:10, 7:18 moderate [1] - 5:9 morning [1] - 3:2 mortgage [1] - 5:24 MR [3] - 3:2, 7:21, 7:22 Municipal [1] - 3:18	
3	C	F	I	
3.98-acre [1] - 4:15 30 [1] - 7:9 350 [3] - 1:7, 2:5, 3:23	CEO [2] - 2:9, 3:7 certain [3] - 5:2, 5:17, 5:19 CERTIFICATION [1] - 9:2 certify [2] - 9:5, 9:8 christina [1] - 1:17 CHRISTINA [2] - 9:3, 9:18 clearly [1] - 7:6 close [2] - 7:17, 8:3 collectively [1] - 4:10 comments [1] - 6:11 company [1] - 4:3 Company [10] - 4:10, 5:7, 5:8, 5:14, 5:16, 5:17, 5:19, 5:23, 6:14, 6:22 connection [2] - 3:24, 5:25 consistent [1] - 6:6 construction [1] - 6:24 contemplates [1] - 5:21 costs [1] - 6:23 Court [1] - 1:17	Facility [7] - 5:5, 5:6, 5:12, 5:15, 6:3, 6:16, 7:2 families [1] - 5:11 favor [1] - 6:12 filed [1] - 6:22 financial [3] - 5:22, 6:13, 6:21 financing [1] - 6:2 Floor [1] - 3:23 following [1] - 3:25 foot [1] - 4:19 Forchelli [2] - 2:10, 7:15 foregoing [1] - 4:9 form [1] - 5:24 formed [2] - 4:8 four [1] - 7:18 FREDERICK [1] - 2:9 Frederick [1] - 3:6 Front [3] - 1:7, 2:5, 3:23	IDA [3] - 3:5, 3:8, 3:10 Improvements [2] - 4:24, 5:5 IN [2] - 1:3, 9:13 including [1] - 4:21 income [1] - 5:10 individuals [1] - 5:10 INDUSTRIAL [1] - 2:4 Industrial [2] - 3:20, 4:12 installation [1] - 4:25 interested [1] - 9:11 itself [1] - 4:6	
4		G	J	
4 [2] - 1:8, 7:24 420 [1] - 4:22 4th [1] - 3:21		General [1] - 3:18 given [1] - 3:15 Gordan [1] - 7:15 GORDON [2] - 2:10, 7:21 grant [1] - 6:13	John [2] - 7:15, 7:19 JOHN [1] - 2:10	N
6	D	H	K	
635,711 [1] - 4:19	Deegan [2] - 2:10, 7:15 Delaware [1] - 4:5 Deputy [3] - 1:13, 2:6, 3:4 Development [2] - 3:20, 4:12 DEVELOPMENT [1] -	hand [1] - 9:14 hear [1] - 6:10 heard [1] - 7:3 Hearing [1] - 3:13 HEARING [1] - 1:4 hearing [6] - 3:8, 3:16,	keep [2] - 7:8, 7:10	name [2] - 3:3, 7:5 nature [1] - 6:15 New [6] - 1:7, 2:5, 3:17, 3:24, 4:16, 9:4 Notary [1] - 9:3 noted [1] - 8:5 notes [1] - 9:7 Notice [1] - 3:13 NOTICE [1] - 1:3 notice [1] - 3:15
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9:30 [2] - 1:9, 3:22 9:55 [2] - 7:24, 8:5			land [1] - 4:15 Land [3] - 4:17, 4:24, 5:4 Law [1] - 3:18 laws [1] - 4:4 Lease [2] - 5:17, 5:19 leased [2] - 5:6, 5:15 liability [1] - 4:3 limited [2] - 4:3, 4:21 LLC [4] - 1:5, 3:10, 4:2, 4:7 LLP [1] - 2:10 local [1] - 3:22 located [2] - 4:15, 4:23 location [1] - 6:15 LODATO [4] - 1:13,	observing [1] - 7:23 OF [3] - 1:3, 2:4 on-going [1] - 6:25 on-site [1] - 4:22 open [2] - 7:9, 7:10 operated [1] - 5:13 operation [1] - 6:25 opportunity [1] - 6:18 opposed [1] - 6:12 organized [1] - 4:3 outcome [1] - 9:12 owned [1] - 5:12
A			L	P
a.m [4] - 1:9, 3:22, 7:24, 8:5 abatement [1] - 6:5 above-stated [1] - 6:9 accept [1] - 6:10 accompanied [1] - 3:6 acquisition [2] - 4:14, 4:25 action [1] - 9:10 affordable [1] - 4:20 AGENCY [1] - 2:4 Agency [12] - 3:20, 3:21, 4:12, 4:13, 5:7, 5:16, 5:18, 5:21, 6:7, 6:8, 6:15, 6:22 Agency's [1] - 6:19 Agreement [1] - 5:20 ALSO [1] - 2:8 amenities [1] - 4:23 analysis [1] - 6:23 apartment [2] - 4:20, 4:22			land [1] - 4:15 Land [3] - 4:17, 4:24, 5:4 Law [1] - 3:18 laws [1] - 4:4 Lease [2] - 5:17, 5:19 leased [2] - 5:6, 5:15 liability [1] - 4:3 limited [2] - 4:3, 4:21 LLC [4] - 1:5, 3:10, 4:2, 4:7 LLP [1] - 2:10 local [1] - 3:22 located [2] - 4:15, 4:23 location [1] - 6:15 LODATO [4] - 1:13,	parcel [1] - 4:15 parking [1] - 4:23 PAROLA [1] - 2:9 Parola [1] - 3:6 parties [1] - 9:9

<p>personal^[1] - 5:3 persons^[2] - 6:11, 6:17 place^[1] - 6:10 policies^[1] - 6:6 PRESENT^[1] - 2:8 PRESERVATION^[1] - 1:5 Preservation^[3] - 3:10, 4:2, 4:7 principals^[1] - 4:6 Project^[1] - 5:20 Project"^[1] - 5:11 property^[2] - 5:3, 6:5 proposed^[2] - 6:13, 6:25 provide^[1] - 5:22 PUBLIC^[1] - 1:4 Public^[2] - 3:12, 9:4 public^[2] - 3:8, 3:16 pursuant^[3] - 3:16, 5:16, 5:19</p>	<p>Street^[3] - 1:7, 2:5, 3:23 subleased^[1] - 5:18 subsequent^[1] - 6:2</p>
R	T
<p>RE^[1] - 1:5 read^[1] - 3:12 real^[1] - 6:5 receive^[1] - 3:10 record^[2] - 3:13, 9:6 recording^[1] - 5:25 refinancing^[1] - 6:3 related^[1] - 9:8 renovation^[1] - 4:18 rental^[1] - 5:8 Reporter^[1] - 1:17 representative^[1] - 6:8 residential^[1] - 5:8 resolutions^[1] - 6:7 review^[1] - 6:18</p>	<p>taxes^[3] - 5:25, 6:5, 6:6 Terrace^[1] - 4:16 Terrana^[2] - 2:10, 7:16 THAT^[2] - 9:6, 9:11 THE^[1] - 1:3 therein^[1] - 5:2 Title^[1] - 3:16 today^[1] - 3:9 together^[1] - 5:4 TOWN^[1] - 2:4 Town^[4] - 3:5, 3:7, 3:19, 4:11 transcript^[1] - 9:6 true^[1] - 9:6</p>
S	U
<p>sales^[1] - 6:4 Schmidt^[1] - 1:17 SCHMIDT^[2] - 9:3, 9:18 see^[1] - 7:25 set^[1] - 9:14 sign^[1] - 7:13 sine^[1] - 8:4 site^[1] - 4:22 square^[1] - 4:19 state^[1] - 7:5 State^[3] - 3:18, 4:5, 9:4 stenographer^[2] - 3:14, 7:7 stenographic^[1] - 9:7</p>	<p>under^[1] - 4:4 units^[1] - 4:22 up^[1] - 7:4</p>
	V
	<p>views^[1] - 6:11</p>
	W
	<p>website^[1] - 6:19 WHEREOF^[1] - 9:13 WITNESS^[1] - 9:13 written^[1] - 6:10</p>
	Y
	<p>York^[6] - 1:7, 2:5, 3:17, 3:24, 4:17, 9:4</p>

INDUSTRIAL DEVELOPMENT
AGENCY

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

Frederick E. Parola
Chief Executive Officer



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

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 x 1.5% = \$820.00 - payable to:

Town of Hempstead IDA

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


STRATEGIC LEASING
LAW GROUP

July 9, 2025

Via email AEames@tohmail.org

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:

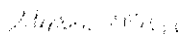
- **Size of Premises:** 1,176
- **Tenant:** SOUTH SHORE OPTICIANS, INC
- **Address:** Space # 0028
- **Estimated employees:** 5
- **Estimated quarterly average salaries:** \$225,000.00.

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

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at 310.463.1562.

Sincerely,



Stephanie S. Malayil

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

4895-1494-4719, v. 1

Strategic Leasing Law Group, LLP
Two North Riverside Plaza, Suite 1650, Chicago, IL 60606
phone 312.651-6435 • fax 312.651.6492 • smalayil@strategicleasinglaw.com

June 2, 2025

Via email arlyeam@hempsteadny.gov

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

Re: IDA Approval of Tenant Sublease
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:** 9,967 square feet
- **Tenant:** BIJORA, INC., an Illinois corporation, dba Akira
- **Address:** 1132 Green Acres Road, Valley Stream, NY 11581
- **Estimated employees:** 25-30
- **Estimated average salaries:** \$65,000.00

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

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at (424) 229-3365.

Sincerely,



Lynsey Fuller
Senior Manager, Real Estate 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)



28 Church Lane
2nd Floor
Westport, CT 06880

203 635 5560
RegencyCenters.com

MEMO

To: Edie M. Longo
Deputy Executive Director and Chief
Financial Officer

From: Lizabeth Miskelly
VP Property Operations – Regency
Centers

CC: Beth Navarra, Mark Peternell, Sam
Fruchter – Regency Centers

Date: August 1, 2025

Subject: Proposed Sub-Lease
900 Old County Road

Below please find information regarding the above-referenced sub-tenant:

Tenant – Tesla, Inc.

Approximate Area – 27 parking spaces

Use of Space – The Premises shall be used by Tenant solely for the purpose of operating an electric vehicle charging station and in connection therewith, at Tenant’s discretion, the generation of photovoltaic electricity and operation of an energy storage system, provided that such uses are incidental to the operation of Tenant’s electric vehicle charging station and are approved in writing by Landlord in advance, which approval shall be provided in Landlord’s sole discretion.

Term of Lease – Sixty (60) Months Primary Term with Sixty (60) Months Option

Estimated Employees – 0

Estimated Payroll – 0

Please let me know if you require any additional information.

Warm Regards,

Lizabeth A. Miskelly

VP Property Operations

203-635-5565

LizabethMiskelly@RegencyCenters.com

Regency Centers

CEO's REPORT

August 19, 2025

**Indicates new proposal not included in prior reports*

ACTIVE PROJECTS:

Sunrise of Oceanside NY Propeco, 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.

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 foot 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.

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. This project was induced at July 2025 Board Meeting. Contacts: John Gordon, Esq (Forchelli Deegan) 516 248-1700; Craig Sudan & Jason Bordainick (Hudson Valley Property Group) 917 398-4100.

160 Marvin Avenue, Hempstead - The developer seeks to build thirty-six (36) units of housing consisting of eighteen (18) one-bedroom units and an equal number of two-bedroom units. The project will include a 10% set aside. The new structure will abut the Hempstead American Legion which will remain in the present location on the site. The building will provide ground level parking with housing on two levels. Project costs are \$14 million. Maintenance at the site will be provided by one employee working at a housing project located nearby.

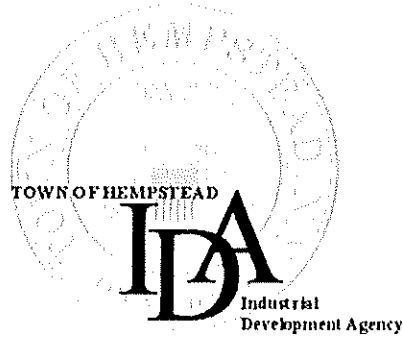
***209 Franklin Realty, LLC (Subaru)** - The developer seeks to construct a 29,210 square foot Subaru dealership on Franklin Street in Hempstead. The \$19.650 million project would include an office area and a service area for repairs and showroom. By the end of the second year, 70 full-time and 20 part-time employees would be added to the existing 80 full-time employees. The applicant seeks sales tax exemption, a PILOT and mortgage recording tax exemption, Contact: Dan Baker, Attorney for applicant

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
July 15, 2025, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: **New Business – None, 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 Kieth 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:** 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 - CEO's Report, Consideration of a resolution for attendance at the 2025 LIBDC Annual Conference, Consideration of a resolution for a Sponsorship at The LIBDC Annual Conference, **Old Business: None, Reading and Approval of Previous Meeting Minutes:** 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**

Those in attendance: Tom Grech, Acting Chairman
Eric C. Mallette, Treasurer
Guy Savia, Board Member
Robert Bedford, Board Member
Jack Majkut, Secretary

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
Joylette Williams, Village of Hempstead Member

Excused: Jill Mollitor, Board Member
Jerry Kornbluth, Board 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.

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

Village of Freeport: No current business

Village of Hempstead:

Presentation and Consideration of an Inducement Resolution for Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead: Dan Deegan from Forchelli, Deegan and Terrana addressed the board. Andy Cavaluzzi of Hudson Valley Property Group also answered some questions the board had about the property located at 100 Terrace Avenue. 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 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. The building contains 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, out of 20 years. Additionally, the applicant is also seeking a (20) year PILOT with 10-year Option, Sales Tax and Mortgage Recording Tax Exemptions. Eric Mallette made a motion for an Inducement Resolution for Hempstead Preservation LLC, 100 Terrace Avenue, Hempstead. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Update by Keith Corbett on Fire Marshall violations for Harris Beach 50 Clinton Street, Hempstead, Update on Late Village PILOT payment, and Consideration of Termination of Benefits: Keith Corbett attorney from Harris Beach, the appointed Receiver updated the board on 50 Clinton Street, Hempstead, including the financial matters and the condition of the building. He also mentioned he is in contact with the Fire Marshal and is in the process of receiving BIDs for a new sprinkler system. Joylette Williams asked what the timeline of the renovations. Keith Corbett mentioned it would be completed in 18 months, and he also addressed the late PILOT payments that they should be billed to Four Leaf Bank directly. Edie Longo requested Harris Beach to send the IDA a list of all the work done to date. No vote needed.

New Business:

Consideration for a Tenant Consent for The Finish Line dba JD Sports, Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream: Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – The Finish Line dba JD Sports. at Valley Stream Green Acres, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 2,020 square feet of space and will create approximately (6) positions. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Update by Peter Curry of Farrel Fritz, P.C. on 25 Wanser Project and Moratorium: Peter Curry from Farrel Fritz P.C. addressed the board on 25 Wanser applied to the Hempstead IDA for economic assistance in connection with the development of a facility of approximately 391,241 square feet, consisting of 313 residential rental units, and 20,900 square feet of commercial space. The garage parking will include spaces for approximately 427 vehicles. 25 Wanser designed the project to strictly comply with the then enacted Article XLIII of the Building Zone Ordinance of the Town of Hempstead. The Town of Hempstead Town Board enacted that Article to add transit-oriented development to targeted areas, promote diverse populations and strengthen community identity. At the time of the December 2021 closing, the Article was in full force and effect. Subsequently, on September 20, 2022, the Town Board placed a moratorium on the submission, review, and approval of their application for site plan approval and building permit issuance. On November 19, 2024, the Town of Hempstead repealed Article XLIII without provision for the “grandfathering” of applications lawfully submitted to the Town prior to the issuance of the moratorium. A review of the Lease and Project Agreement executed in connection with the Agency confirms that a “Force Majeure” event has occurred which is preventing construction of the project from being completed by the Completion date established in the lease agreement. 25 Wanser remains committed to building this community. At this time, 25 Wanser is requested that the Agency forebear from defaulting 25 Wanser as a result of the above-described inability to meet the Completion date and consider extending a new Completion date to be established once the litigation is resolved. Future updates will be brought to the Boards attention. No vote needed at this time.

New Business -Other:

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

Consideration of Resolution for attendance at the 2025 LIBDC Annual Conference: Jack Majkut made a motion to approve a resolution to attend the 2025 LIBDC Annual Conference. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Consideration of a LIBDC Sponsorship for the 2025 LIBDC Annual Conference: (hand up) Eric Mallette made a motion to approve a Sponsorship for the 2025 LIBDC Annual Conference for an amount not to exceed \$1,500.00 to be paid to the LIBDC. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Old Business:

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

Minutes of June 17, 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 June 11, 2025 – July 8, 2025.

Committee Updates: There were no updates.

Executive Session: Tom Grech made a motion to go into executive session at 9:41 a.m. to discuss a matter of personnel. This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Robert Bedford made a motion to come out of executive session at 9:54 a.m. No action was taken. This motion was seconded by Guy Savia. All were in favor. Motion carried

Adjournment: With all business concluded, Robert Bedford made a motion to adjourn the meeting at 9:54 a.m. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Jack Majkut, Secretary
August 19, 2025

Town of Hempstead I. D. A.
Balance Sheet
 As of August 12, 2025

	Aug 12, 25
ASSETS	
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	390,138.06
200-21 · Oper Invest MM(FNBLI) 186702577	422,875.16
200-19 · HlthRetirement (FNBLI)186702593	2,099,026.78
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	35,468.24
200-14 · BankofAmerica MMS - 9419794402	2,501,844.27
Total 200 · Cash	2,537,376.22
Total Checking/Savings	5,459,416.22
Total Current Assets	5,346,927.15
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	6,588,709.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-7,771.83
602-00 · Payroll Liabilities	

9:26 AM
 08/12/25
 Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
 As of August 12, 2025

	Aug 12, 25
602-09 · NY Unemployment	-1,508.76
602-02 · Fed'L Income Tax W/H	-92.37
602-04 · FICA Tax W/H Social Sec.	-55.22
602-03 · State Income Tax W/H	-45.84
602-05 · FICA Tax W/H Medicare	-12.89
602-01 · Retirement W/H	111.76
602-11 · AFLAC WITHHOLDING	115.29
602-07 · Disability W/H	142.80
602-06 · Retirement Loan	318.00
602-08 · Deferred Compensation	412.50
Total 602-00 · Payroll Liabilities	-614.73
Total Other Current Liabilities	-8,386.56
Total Current Liabilities	-8,386.56
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	2,672,015.68
Equity	
Net Income	37,205.38
3000 · Opening Bal Equity	498,858.39
909-00 · Fund Balance	3,380,630.42
Total Equity	3,916,694.19
TOTAL LIABILITIES & EQUITY	6,588,709.87

9:30 AM
 08/12/25
 Accrual Basis

Town of Hempstead I. D. A.
Account QuickReport
 As of August 12, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 · Cash							59,410.04
200-13 · Bank of America - 9419794381-Ck							59,410.04
Check	07/10/2025	electro...	PAYCHEX	Account# 001...	2100-01 · PAY...	-380.24	59,029.80
Check	07/11/2025	52611	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,840.57	57,189.23
Check	07/11/2025	52612	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-412.15	56,777.08
Check	07/11/2025	52613	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-304.63	56,472.45
Check	07/11/2025	52614	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.63	53,300.82
Check	07/11/2025	52615	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.52	50,240.30
Check	07/11/2025	52616	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.72	48,021.58
General Journal	07/11/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,773.14	42,248.44
Check	07/11/2025	31618	Todd Shapiro	Consultant - Ju...	522-01 · Profes...	-2,500.00	39,748.44
Check	07/11/2025	31619	The New York Times	Subscription A...	522-05 · Dues ...	-80.40	39,668.04
Check	07/11/2025	31620	TOH Dept of General...	Rent July 2025	522-12 · Rent E...	-5,500.00	34,168.04
Check	07/11/2025	31621	Town of Hempstead ...	Postage June ...	522-19 · Postag...	-22.39	34,145.65
Transfer	07/15/2025			Funds Transfe...	200-14 · Bankof...	60,000.00	94,145.65
Check	07/15/2025	31622	EDITH LONGO	Reimburseme...	522-17 · Travel	-159.60	93,986.05
Check	07/15/2025	31623	Long Island Business...	2025 LIBDC O...	522-06 · Meetin...	-1,465.65	92,520.40
Check	07/15/2025	31624	Long Island Business...	LIBDC Conf.O...	522-06 · Meetin...	-1,500.00	91,020.40
Check	07/22/2025	31625	Oplimum	07858-547683...	522-07 · Office ...	-309.73	90,710.67
Check	07/25/2025	52617	PAROLA, FREDERL...	522-52 Pay Pe...	-SPLIT-	-1,732.44	88,978.23
Check	07/25/2025	52618	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-672.71	88,305.52
Check	07/25/2025	52619	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-878.51	87,427.01
Check	07/25/2025	52620	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.64	84,255.37
Check	07/25/2025	52621	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.51	81,194.86
Check	07/25/2025	52622	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.73	78,976.13
General Journal	07/25/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,766.97	73,209.16
Check	07/28/2025	electro...	NYS Deferred Comp...	July 2025 (2) ...	-SPLIT-	-825.00	72,384.16
Check	07/29/2025	electro...	N.Y.S & LOCAL EMP...	Code 51313 J...	-SPLIT-	-859.52	71,524.64
Check	07/30/2025	31626	Newsday Media Group	Acct. 088764...	522-22 · Public ...	-464.00	71,060.64
Check	07/31/2025	31627	AFLAC	NQR44- Invoic...	602-11 · AFLA...	-230.58	70,830.06
Check	08/01/2025	31628	TOH Department of ...	Health Ins. - I...	522-70 · Health...	-10,426.65	60,403.41
Check	08/04/2025	31629	Camoin Associates	Inv. #21360 H...	522-77 · Cost B...	-7,000.00	53,403.41
Check	08/05/2025	31630	TOH Dept of General...	Postage July 2...	522-19 · Postag...	-379.78	53,023.63
Check	08/07/2025	31631	The New York Times	Subscription A...	522-05 · Dues ...	-80.40	52,943.23
Check	08/08/2025	52623	PAROLA, FREDERL...	522-52 Pay Pe...	-SPLIT-	-1,808.20	51,135.03
Check	08/08/2025	52624	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-610.37	50,524.66
Check	08/08/2025	52625	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-834.47	49,690.19
Check	08/08/2025	52626	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,171.64	46,518.55
Check	08/08/2025	52627	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,060.51	43,458.04
Check	08/08/2025	52628	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,218.73	41,239.31
General Journal	08/08/2025	GASB...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,771.07	35,468.24
Total 200-13 · Bank of America - 9419794381-Ck						-23,941.80	35,468.24
Total 200 · Cash						-23,941.80	35,468.24
TOTAL						-23,941.80	35,468.24

Town of Hempstead I. D. A.
2026 IDA DRAFT BUDGET
 January through December 2026

	<u>Jan - Dec 26</u>
Ordinary Income/Expense	
Income	
2850-00 · PILOT LATE FEES	0.00
2801-00 · Public Hearing Notices	8,000.00
2901-00 · Cost Benefit Analysis Income	25,000.00
2401-01 · Interest/ Bank	30,000.00
2701-00 · Annual and Compliance Fees	108,500.00
2116-00 · Fees	925,388.00
Total Income	<u>1,096,888.00</u>
Gross Profit	1,096,888.00
Expense	
522-21 · Printing	400.00
522-19 · Postage and Delivery	2,000.00
522-14 · Telephone	2,000.00
522-11 · Depreciation	2,000.00
522-17 · Travel	2,800.00
522-71 · Longevity Expense	3,000.00
2100-01 · PAYCHEX	4,500.00
522-05 · Dues & Subscriptions	6,000.00
522-07 · Office Expenses	6,000.00
522-22 · Public Hearing notices Expense	8,000.00
522-06 · Meetings Expenses	11,000.00
522-03 · Advertising & Marketing	11,000.00
522-77 · Cost Benefit Analysis Expense	25,000.00
522-76 · Worker's Compensation	26,000.00
522-04 · Accounting Fees	31,000.00
522-01 · Professional Fees	38,000.00
522-12 · Rent Expense	70,000.00
522-75 · Pension Expense	83,188.00
522-70 · Health Insurance Expense	175,000.00
522-50 · Salary & Wages	590,000.00
Total Expense	<u>1,096,888.00</u>
Net Ordinary Income	<u>0.00</u>
Net Income	<u><u>0.00</u></u>