

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
Tuesday, February 24, 2026, 9:00 a.m.
AGENDA**

A livestream of the meeting may also be viewed at www.tohida.org.
Select "Meeting Information", then select "YouTube – Live Streams and Recorded Meetings", and then select "Live".

The Minutes of this meeting will be posted when available on IDA website:
www.tohida.org.

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:

Village of Hempstead:

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of an Authorizing Resolution for the Assignment and Assumption of the Lease and PILOT Agreements from **The Promenade at Central LLC** to **GBFOH 49 North Central LLC**, 49 N. Central Avenue, Valley Stream
- Consideration of an Authorizing Resolution for the Assignment and Assumption of the Lease and PILOT Agreements from **The Vantage on Roosevelt LLC** to **GBFOH 50 Roosevelt LLC**, 4654 Roosevelt Avenue, Valley Stream
- Consideration of a Tenant Consent for **Green Acres Adjacent – Fogo de Chao Churrascaria (JFK Valley Stream) LLC**, 750 Sunrise Highway, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres –King Jewelers**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres –HDR Holdings d.b.a. Wonder**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Equity One Northeast/Regency Centers LP –EVgo**, 900 Old Country Road, Westbury

NEW BUSINESS - Other:

- CEO's Report
- Compliance Review 2025
- Distribution of Confidential Board Self Evaluation Forms

OLD BUSINESS: None

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

- Consideration and Adoption of the Minutes of January 27, 2026

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: January 21, 2026 – February 17, 2026
- Consideration of Fund Balance Transfers (2)

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT:

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT
AGENCY

GBFOH 49 North Central LLC
(was The Promenade At Central, LLC)
Project: 2802-25-18A

Application Date: 11/26/25

Contact: Gary Broxmeyer

Applicant Name and Address:

538 Broadhollow Rd, Third Floor East
Melville, NY 11747

Project Address:

49 North Central Ave.
Valley Stream, NY 11580

Project: Project: The Applicant seeks to acquire the property at 49 North Central Valley Stream, this project is currently within a PILOT with 3 years remaining. They are not request new sales or mortgage recording tax benefits. They are not requesting a PILOT extension at this time.

The previous applicant had constructed a building at 49 North Central Ave. Valley Stream, which now contains multi-family housing with retail space on the first level. The new building consisted of 74,681 sq feet. There are 43 total units and less than 10% retail space.

Project Costs:

Total Amount: \$ 24,250,000.00

Land/ Building Acquisition:

\$24,250,000.00

Employment:

Full and Part Time

Present	3	0
1 st Year	3	0
2 nd Year	3	0

Employment Retention of 3 FTE positions
Average Salary For Jobs Retained: \$25 hourly
Creation of 0 construction jobs

Benefits Sought Seeking Remaining PILOT Years

Benefit Analysis:

Sales Tax Exemption: N/A

MRT Exemption N/A

Current Tax Information:

Section; 37, Block: S, Lots: 25

Parcels: 1

SD- 30

Full Assessed Value: 7,003,100

Total Assessment: 70,031

Currently within the TOH IDA PILOT Program

Current Tax Information If Not Within a PILOT: \$449,872.92

General 25: \$70,031.00

School 25/26: \$328,745.12

Village: \$51,096.80

Applicant Counsel: Gary Hisiger

Transaction Counsel: Barry Carrigan

**GBFOH 49 North Central LLC
(The Promenade at Central, LLC
Assignment and Assumption)**

49 North Central Ave.

Valley Stream, NY 11580

Current Tax Information:

Section; 37, Block: S, Lots: 25

Parcels: 1

SD- 30

Current Tax Information If Not Within a PILOT: \$449,872.92

Year	Total
1	\$125,000.00 – Current Tax Year
2	\$175,000.00
3	\$225,000.00

12/5/25

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT
AGENCY

GBFOH 50 Roosevelt LLC
(The Vantage On Roosevelt, LLC
Assignment and Assumption)
Project: 2802-25-17A

Application Date: 11/26/25

Contact: Gary Broxmeyer

Applicant Name and Address:

538 Broadhollow Road, Third Floor East
Melville, NY 11747

Project Address:

46-54 Roosevelt Avenue
Valley Stream, NY 11581

Project: The Applicant seeks to acquire the property at 50 Roosevelt Avenue Valley Stream, this project is currently within a PILOT with 12 years remaining. They are not request new sales or mortgage recording tax benefits.

The property consists of a 3 story building with 17 residential units and parking on the ground floor level. The property currently consists of an approx. 14,967 square foot irregular corner lot on the corner of Roosevelt Avenue and Cochran Place. The building is approximately 14,912 square feet.

Project Costs:

Total Amount: \$ 9,125,000.00

Land and Building Acquisition

\$ 9,125,000.00

Employment:

Full and Part Time

Present	0	1
1 st Year	0	1
2 nd Year	0	1

Employment Retention of new .5 FTE positions
Average Salary For Jobs Created: \$25 hourly
Creation of 0 construction jobs

Benefits Sought Seeking Remaining PILOT Years

Benefit Analysis:

Sales Tax Exemption: N/A

MRT Exemption N/A

Section: 39, Block: 471, Lots: 202(418) and 301 (417)

Parcels: 2

SD- Valley Stream 24

Full Assessed Value: 2,745,800

Total Assessment: 27,458

Currently within the TOH IDA PILOT Program

Current Tax Information If Not Within a PILOT: \$284,853.69

General 25: \$27,457

School 25/26: \$228,071.57

Village: \$29,325.12

Applicant Counsel: Gary Hisiger

Transaction Counsel: Paul O'Brien

**GBFOH 50 Roosevelt LLC
(The Vantage On Roosevelt, LLC
Assignment and Assumption)**

46-54 Roosevelt Avenue
Valley Stream, NY 11581

Current Tax Information:

Section: 39, Block: 471, Lots: 202(418) and 301 (417)

Parcels: 2

SD- Valley Stream 24

Current Tax Information If Not Within a PILOT: \$284,853.69

Year	Total
1	\$50,000.00 – Current Tax Year
2	\$65,000.00
3	\$75,000.00
4	\$77,000.00
5	\$79,000.00
6	\$80,000.00
7	\$82,000.00
8	\$84,000.00
9	\$85,000.00
10	\$87,000.00
11	\$89,000.00
12	\$92,000.00

12/5/25


STRATEGIC LEASING
LAW GROUP

January 21, 2026

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
Green Acres Adjacent, LLC 2015 Facility
750 Sunrise Highway, Valley Stream, NY 11581

Dear Ms. Eames:

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

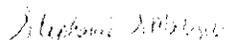
- **Size of Premises:** 7,551
- **Tenant:** FOGO DE CHÃO CHURRASCARIA (JFK VALLEY STREAM) LLC
- **Address:** Space No. 0080
- **Estimated employees:** 85
- **Estimated average salaries:** \$12,235

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Green Acres Adjacent 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,



Cc: Daniel J. Baker, Esq. via email (dan.baker@gtlaw.com)
Edie Longo, edielon@hempsteadny.gov (with attachments)
Barry Carrigan, Nixon Peabody, via email bcarrigan@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)
Nancy Rendos (via email nancy.rendos@macerich.com)
Joe Floccari (via email joe.floccari@macerich.com)

4929-7169-4729, 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



Sent via Email (arlyeam@hempsteadny.gov)

February 4, 2026

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

**Re: IDA Approval of Tenant Sublease
Valley Stream Green Acres LLC 2015 Facility
2034 Green Acres Road, Valley Stream, NY 11581**

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Certilman Balin Adler & Hyman, 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:** 150 square feet
- **Tenant:** King Jewelers
- **Address:** 2034 Green Acres Road, Valley Stream, NY 11581
- **Estimated employees:** Three (3) full-time employees (one (1) full-time and four (4) part-time employees)
- **Estimated total annual payroll:** \$37,440 (\$18/hour)

Also attached 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 Cassie.Malayil@macerich.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Malayil".

Cassie Malayil
VP, Senior Real Estate Counsel & Legal Department Manager

401 Wilshire Boulevard, Suite 700
Santa Monica, California 90401
P: 310.394.6000
www.macerich.com | NYSE: MAC



Cc: Daniel J. Baker, Esq. via email (dan.baker@gtlaw.com)
Edie Longo, via email edielon@hempsteadny.gov (with attachments)
Barry Carrigan, Nixon Peabody, via email bcarrigan@nixonpeabody.com (with attachments)
Eric Brenner, Nixon Peabody, via email ebrenner@nixonpeabody.com (with attachments)
Elizabeth Wood, Nixon Peabody, via email: ewood@nixonpeabody.com (with attachments)
Nancy Rendos, via email: nancy.rendos@macerich.com
Joe Floccari, via email: joe.floccari@macerich.com
Cassie Malayil, via email: cassie.malayil@macerich.com



Sent via Email (arlyeam@hempsteadny.gov)

February 3, 2026

Arlyn Eames, Deputy Financial Officer
Town of Hempstead Industrial Development Agency
350 Front Street
Hampstead, NY 11550

**Re: IDA Approval of Tenant Sublease
Valley Stream Green Acres LLC 2015 Facility
2034 Green Acres Road, Valley Stream, NY 11581**

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Certilman Balin Adler & Hyman, 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:** 2,884 square feet
- **Tenant:** Wonder
- **Address:** 1030 Green Acres Road, Valley Stream, NY 11581
- **Estimated employees:** thirty-five (35) to thirty-nine (39) full-time employees
- **Estimated average salaries:** starting wage of \$17.50/hour

Also attached 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 Cassie.Malayil@macerich.com.

Sincerely,

A handwritten signature in black ink that reads "Cassie Malayil".

Cassie Malayil
VP, Senior Real Estate Counsel & Legal Department Manager

401 Wilshire Boulevard, Suite 700
Santa Monica, California 90401
P: 310.394.6000
www.macerich.com | NYSE: MAC



cc: Daniel J. Baker, Esq., via email (dan.baker@gtlaw.com)
Edie Longo, via email edielon@hempsteadny.gov (with attachments)
Barry Carrigan, Nixon Peabody, via email bcarrigan@nixonpeabody.com (with attachments)
Eric Brenner, Nixon Peabody, via email ebrenner@nixonpeabody.com (with attachments)
Elizabeth Wood, Nixon Peabody, via email: ewood@nixonpeabody.com (with attachments)
Nancy Rendos, via email: nancy.rendos@macerich.com
Joe Floccari, via email: joe.floccari@macerich.com
Cassie Malayil, via email: cassie.malayil@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 A. Miskelly
VP Property Operations – Regency Centers

CC: Sam Fruchter – Sr Property Manager – Regency
Centers

Date: January 29, 2026

Subject: Proposed Sub-Lease
900 Old County Road

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

Tenant – EVgo Services

Approximate Sq. Ft. – N/A, 25 parking spaces

Use of Space – The Premises shall be used by Licensee solely for the purpose of installing, maintaining and operating electric vehicle chargers and directly related components thereto including, without limitation, collecting payments for the use of same, performing security assessments, installing reasonable security features including, without limitation, lighting, and cameras.

Term of Lease – Ten (10) Year Primary Term with One (1) Five (5) Year 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

203-635-5566

LizabethMiskelly@regencycenters.com

Regency Centers

CC: Sam Fruchter, Sr Property Manager

CEO's REPORT
February 24, 2026

**Indicates new proposal not included in prior reports*

ACTIVE PROJECTS:

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.

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.

The Newbridge Residence at 558 LLC, 558 Newbridge Road, East Meadow: – 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 \$8.073 million. The Hearing was held on December 2nd. There was no opposition to the project. The Board adopted an authorizing resolution on December 16th, 2025. As of February 3rd the applicant closed the Sales Tax portion of the benefit provided by the IDA. The remaining incentives are to be resolved within 120 days. Contact: John Brunetti, Elizabetta Coschignano, Esq.

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 at 175 Roger Avenue, & 41 Cerro Street, Inwood. 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, and a public hearing was held on 1/10/2024. An Extension for the Authorizing Resolution for 1 year was granted by the board until January 23, 2027. This is currently a brown field site. DEC is requesting additional testing documentation will be furnished to the agency. 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. An Authorizing Resolution was adopted 11/18/2025 waiting closing date. Contact: Scott Leyton, CEO of the company; Dan Baker, Esq. represents the developer.

Main Street Hempstead Apartments, LLC: This housing project which is currently being revamped 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 40,000 square 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

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. Withdrawn subject to resubmission.

160 Marvin Avenue Realty, Hempstead, 130 Marvin Ave, 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 \$14,955 million. Maintenance at the site will be provided by one (1 ½) full time employee working at a housing project located nearby. This project was induced at 11/18/25 Board Meeting. The Hearing was held on December 2nd there was no opposition. An authorizing resolution was adopted on November 18, 2026. Contact: John Anzalone

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 and was induced at the Board's September 16th meeting. Contact: Dan Baker, Attorney for the applicant. Authorizing Resolution was adopted at our November 18, 2025 Board Meeting

16 Cooper Street: The developer seeks to construct 96 rental units (57 single bedroom, 32 double and 12 three bedrooms with 2300 square feet of retail space after the demolition of two onsite structures. And 80 parking spaces under the building on Main Street, Hempstead. Two existing commercial structures will be replaced with the aforementioned five story mixed use building. The Village has approved of the project. The proposal will receive 10% of the units for tenants with an annual income at or below 80% of the medium income level and another 10% for tenants with an annual income at or below 12% of the area median income. Total project costs are \$31,719 million. There will be ½ full time equivalent employees. The developers are seeking sales tax incentives, a PILOT and conventional mortgage financing. This project was induced at our November 18, 2025, Board Meeting. The Hearing was held on December 2nd there was no opposition. Authorizing Resolution was adopted 12/16/2025. Contact Danielle Moral (516-880-8483). John Anzalone, Esq. (516-880-8108)

LI Prime Lofts: The applicant seeks an assignment and assumption of the remaining benefits, assume the PILOT for "The Village Lofts" located at 479 Front Street, Hempstead. The existing building is 35,948 square feet and consists of 29 one- and two-family rental units. The project is in its twelfth year of a twenty-year PILOT. The \$93 million project will retain two full-time employees and one part-time employee. Assignment approval was granted November 18, 2025, at our Board Meeting. The Board adopted an authorizing resolution at the December 16th Board Meeting. Contact: Elizabetta Coschignano.

***The Vantage on Roosevelt, LLC (GBFOH 50 Roosevelt, LLC):** The project which lies in Valley Stream is currently in a PILOT with (10) years remaining. The developer seeks to extend the existing PILOT benefits. The property currently consists of a three-story building of seventeen (17) residential units with ground level parking; The project costs are \$9,125 million. Contacts: Gary Broxmeyer; counsels Gary Hisinger, Paul O'Brien

***The Promenade at Central, LLC (GBFOH 49 Central LLC):** The existing building at 49 North Central Avenue, Valley Stream of 74,681 square feet of forty-three (43) units with a ground floor retail component were built by the previous owner with IDA benefits. The PILOT has two years remaining and the applicant seeks to extend the existing PILOT. Contacts: Gary Broxmeyer; Counsels: Gary Hisinger, Barry Carrigan

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. Attorney: Dan Baker, Esq. of Greenberg Traurig.

2025 COMPLIANCE REVIEW
as of February 13, 2026

Compliance due date is January 26th
2nd Notice due date was February 11th
FINAL NOTICE due date February 25th

<u>COMPANY</u>	<u>OUTSTANDING ITEMS</u>	<u>NOTES*</u>
1 Serv Realty	Full compliance	Last year to report
111 Hempstead Tpke.	Full compliance	Under construction
159 Hanse Development	Full compliance	Exceeded Sales Tax Exemption
2 Endo Blvd. LLC	Full compliance	- Recapture Required
206 Smith LLC/Regan Development	Full compliance	
25 Wanser LLC (Heatherwood)	Full compliance	Construction not started
43-47 Broadway LLC	NYS-45 worksheets, construction jobs - 1/27 sending	
875 Merrick LLC	All info except Compliance fee	2nd Notice 1/30 FINAL NOTICE 2/13
900 Stewart Ave. Holdings	Compliance fee	
990 Stewart Ave. Holdings	Compliance fee	
Avalon Bay Communities	All info - Extension to 2/13	
Avalon Bay Rockville Centre II	All info - Extension to 2/13	

2025 COMPLIANCE REVIEW
as of February 13, 2026

AVB Harbor Isle	Full compliance
Beechwood Merrick	Full compliance
Beechwood Portofino	Full compliance
Bridgeview Land Development	Full compliance
Brooke Pointe	Full compliance
BSREP III 107 Charles Lindbergh	Employment statement, litigation letter, insurance - emailed 2/11 Sending
Carman Place Apartments - Commercial	compliance fee
Carman Place Apartments – Residential	compliance fee
Centennial Holdings	Full compliance
CenterPoint Inwood	Full compliance
CHSGN LI Hotel	Full compliance
City Autoplex	Litigation letter
CLLI 1-6 LP/303 Main Street	Full compliance
CLLI 7-12 LP/130 Hempstead Ave	Full compliance
Columbia Equipment	Compliance fee
	Under construction
	Last year to report

2025 COMPLIANCE REVIEW
as of February 13, 2026

Covanta (Reworld Hempstead Company)	Full compliance	Annual shortfall due to 4 th Boiler not built
CPK Transportation	All info except compliance fee – 2/12 Emailed – sending 2nd Notice 1/29	
CS 750 W Merrick Road	Full compliance	Litigation letter received
Dover Freeport	Full compliance	Employment shortfall
Engel Burman of Garden City	Full compliance	
Equity One/Regency Centers	Full compliance	
Estella Housing	Full compliance	
Red Fein Street Food Corp	All info	2nd Notice 1/29 FINAL NOTICE 2/13 Under construction
FDR Services Corp.	Full compliance	
Flushing Bank	Employment clarification – requested 2/5	
Gabrielli Inwood - Phase II	Full compliance	Employment Shortfall (Letter received)
Garden City 505 Amended	Full compliance	Employment Shortfall (Letter received)
Gateway Universal	Full compliance	

2025 COMPLIANCE REVIEW
as of February 13, 2026

Green Acres Adjacent LLC	Full compliance	Litigation letter received
Sam's Beach 50 Climb	All info except Compliance fee	2nd Notice 1/29 FINAL NOTICE 2/13
Hawthorne Owner LLC	compliance fee	
Hempstead 209	Full compliance	
Hempstead Village Housing	All info except Compliance fee -- Jose Herrera called 2/11 - sending	
Inwood Property Development	All info, called 2/10 - sending	
JAEP Properties	compliance fee	
JFK Logistics Center LLC	Full compliance	
Lawrence Johnson Road LLC	Full compliance	
Main Street Apartments	Full compliance	Construction not started
Maxima Real Estate/Barclay LLC	All info -- Extension to 2/26	
NBD Holding LLC	Full compliance	Last year to report
Novapark LLC/Angion Biomedica 2020	Full compliance	Terminated/never constructed
OLSL Lynbrook	Bond confirmation	
Parabit Realty	Sales Tax Registry/ST-340 -- emailed 1/30, sending	

2025 COMPLIANCE REVIEW
as of February 13, 2026

Park Lake Hempstead	Full compliance	
Parkside Garden Villas	Full compliance except Bond Confirmation	
PGD Baldwin Commons	Full compliance	
Prosperity Ave Holdings/Paul's Auto Collision	All info	2nd Notice 1/30 FINAL NOTICE 2/13
Rock 50 LLC	All info except Compliance fee – called 1/28, sending- waiting for tenants	2ND NOTICE 2/13
S & S Atlantic Realty	Full compliance	
Terrace 100	Full compliance except Bond Confirmation	Last year to report
The Gardens at Buffalo	Full compliance	Under construction
The Hillcrest at Floral Park	All info except Compliance fee – called 2/11 sending asap	2nd Notice 1/30
The Promenade 360	Full compliance	Under construction
The Promenade at Central	Full compliance	
The Vantage on Roosevelt	Full compliance	
Valley Stream Green Acres	Full compliance	
Village Lofts	Full compliance	
Waterview Land Development	Full compliance	

2025 COMPLIANCE REVIEW
as of February 13, 2026

West Jamaica Holdings

All info – 1/30 called - sending

2ND NOTICE 2/13

ADDITIONAL NOTES:

*All litigation letters will be reviewed by agency counsel.

*Employment shortfalls will be reviewed in April.

**INDIVIDUAL BOARD MEMBER SELF EVALUATION FORM
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
2025 Review**

It is important that you complete all parts of the evaluation form.

Do not leave blanks

Part I:

Are you satisfied with **your** performance as a board member in the following areas?

Very Good Adequate Needs Work

Input in policy development and
Decision-making

Committee Participation

Business Outreach

- What factors contribute to **your** performance or lack of performance in the areas above?
(Be specific)

- Here is what I would need from the IDA to maintain/increase **my** level of board
commitment:

Part II:

Very Good Adequate Needs Work

You have full understanding of the
role and responsibility of the board

You understand the IDA's mission
and programs

Board has clear goals and actions
resulting from realistic strategic planning

Board received regular reports on
Finances, budget, programs, and other
important matters

Very Good Adequate Needs Work

Board effectively represents the organization to the community

Board regularly evaluates progress toward goals and program performance

Board has approved comprehensive personnel policies, which have been reviewed on an annual basis

Each member of the board feels involved and interested in the work of the IDA

All necessary skills and diversity are represented on the board

Part III

- List the three to five points on which **you** believe the board should focus its attention in the next year. **(Be Specific)**

Part IV

Very Good Adequate Needs Work

Does the board set clear expectations for the staff?

Is the board furnished with concise and necessary meeting material to make the most informed decision?

- What can staff do to improve the flow of information to the board to effectuate better communication, understanding and responsiveness to the Agency's projects, programs and mandates?

- Do you have any other comments or suggestions that will help the board and staff increase its effectiveness?

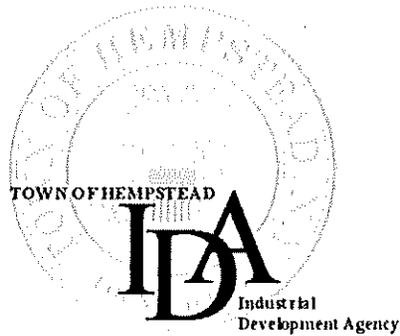
Name: _____

Signature: _____

Date: _____ Position: _____

Follow up:

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

January 27, 2026, 9:00 a.m.

Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: Village of Hempstead: New Business: HANDUP- Consideration of a Consent Resolution for a Sales Tax Benefit prior to the closing date for The Newbridge Residence at 558 LLC, Consideration of an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreements from The Promenade at Central LLC to GBFOH 49 North Central LLC, 49 N. Central Avenue, Valley Stream, Consideration of an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreements from The Vantage on Roosevelt LLC to GBFOH 50 Roosevelt LLC, 4654 Roosevelt Avenue, Valley Stream, Consideration of a Subordination, Non-Disturbance, and Attornment Agreement for Novapark LLC, 51 Charles Lindbergh Boulevard, Uniondale, Consideration of a Tenant Consent for Valley Stream Green Acres – Luxottica of America Inc. dba Sunglass Hut, 2034 Green Acres Mall, Valley Stream, Consideration for a Tenant Consent for Valley Stream Green Acres – RS Vault, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Old Navy, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Equity One Northeast/Regency Centers LP – CorePower Yoga, 900 Old Country Road, Westbury, Consideration of a Tenant Consent for Equity One Northeast/Regency Centers LP – Riko's Pizza, 900 Old Country Road, Westbury, **New Business – Other, CEO's, Consideration of Agency Officers 2026, Consideration of Agency Committees 2026, Consideration of Resolution to reappoint John E. Ryan as Agency Counsel, Consideration of a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Damon LLP as Transaction/Bond Counsel, Consideration and Adoption of the Uniform Tax Exemption Policy, Consideration of the Construction Wage Policy (Prevailing Wage Policy), Consideration and Approval of the LIBDC 2026 Annual Membership, Compliance Review 2025, Summary of Confidential Evaluation of Board Performance 2025, 2025 Bond Allocation, Old Business: Reading and Approval of Previous Meeting Minutes: Consideration and Adoption of the Minutes of December 16, 2025, Report of the Treasurer: Financial Statements and Expenditure List December 10, 2025 – January 20, 2026, Consideration of Budget Line Transfers for 2025, Executive Session, Adjournment**

Those in attendance:

Tom Grech, Vice Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Jill Mollitor, Board Member
Jerry Kornbluth, Board Member
Guy Savia, Member

Also in attendance:

Frederick E. Parola, CEO
Edie Longo, CFO
Michael Lodato, Deputy Executive Director
Arlyn Eames, Deputy Financial Officer
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
Paul O'Brien, Phillips Lytle LLP
John E. Ryan, Agency Counsel
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

Robert Bedford, Board Member
Barry Carrigan, Nixon Peabody

The meeting was called to order at 9:05 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 Business

Village of Hempstead: No Business

HANDUP:

Consideration of a Consent Resolution for a Sales Tax Benefit prior to the closing date for The Newbridge Residence at 558 LLC: Elisabetta Coschignano of Sahn Ward Braff Coschignano attorney representing the client addressed the board. The applicant intends to construct two separate buildings on a currently vacant lot, which will be comprised of a total of 20 rental units consisting of all two bedroom/two bathrooms. This building will be approximately 21,210 square feet in total and located on 1.15 acres of land. The client is seeking a 20-year PILOT, Sales Tax Exemption and Mortgage Recording Tax Exemption. Eric Mallette made a motion to a Consent Resolution for a Sales Tax Benefit prior to the closing date for The Newbridge Residence at 558 LLC, 558 Newbridge Road, East Meadow. This motion was seconded by Guy Savia. All were in favor. Motion carried.

New Business:

Consideration of an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreement from The Promenade at Central LLC to GBFOH 49 North Central LLC, 49 N. Central Avenue, Valley Stream: The applicant seeks to acquire property at 49 North Central Valley Stream. This project is currently within a PILOT with 3 years remaining. They are not requesting new sales or mortgage recording tax benefits, but they are requesting a PILOT extension of length. The previous applicant had constructed a building at 49 North Central Ave. Valley Stream, which now contains multi-family housing with retail space on the first level. The new building consists of 74,681 sq feet. There are 43 total units and less than 10% of retail space. Tom Grech made a motion to adopt an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreement from The Promenade at Central LLC to GBFOH 49 North Central LLC. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreements from The Vantage on Roosevelt LLC to GBFOH 50 Roosevelt LLC, 4654 Roosevelt Avenue, Valley Stream: The Applicant seeks to acquire the property at 4654 Roosevelt Avenue Valley Stream. This project is currently within a PILOT with 12 Years remaining. They are not requesting a new sales or mortgage recording tax benefits, but that are requesting a PILOT extension. The property consists of a 3-story building with 17 residential units and parking on the ground floor level. The property consists of a 3-story building with 17 residential units and parking on the ground floor level. The property currently consists of approx. 14,967 square foot irregular corner lot on the corner of Roosevelt Avenue and Cochran Place. The building is approximately 14,912 square feet. Jack Majkut made a motion to adopt an Inducement Resolution for the Assignment and Assumption of the Lease and PILOT Agreement from The Vantage at Roosevelt LLC to GBFOH 50 Roosevelt LLC. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of a Subordination, Non-Disturbance, and Attornment Agreement for Novapark LLC, 51 Charles Lindbergh Boulevard, Uniondale: The Company is in possession of the premises pursuant to a sublease of the lease by and between RA 55 CLB, LLC and Nassau County. The Agency is in the process of entering into a recognition agreement with Nassau County and US Realty Advisor LLC. Under this agreement, should anything happen to the over lease, the recognition agreement would provide that Nassau County and US Realty Advisors LLC would recognize the Company as having a direct lease with them. Jack Majkut made a motion to adopt a Subordination, Non-Disturbance, and Attornment Agreement for Novapark LLC, 51 Charles Lindbergh Boulevard, Uniondale. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – Luxottica of America Inc. dba Sunglass Hut, 2034 Green Acres Mall, Valley Stream: Tom Grech made a motion to approve a Tenant Consent for Luxottica of America Inc. dba Sunglass Hut, 2034 Green Acres Mall, Valley Stream. This tenant will occupy 780 square feet and will create (21) full-time positions. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – RS Vault, 2034 Green Acres Mall, Valley Stream: Guy Savia made a motion to approve a Tenant Consent RS Vault, 2034 Green Acres Mall, Valley Stream. This tenant will occupy 2,032 square feet and will create (1) full-time and (1) part-time positions. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

Consideration of a Tenant Consent for Valley Stream Green Acres – Old Navy, 2034 Green Acres Mall, Valley Stream: Guy Savia made a motion to approve a Tenant Consent for Old Navy, 2034 Green Acres Mall, Valley Stream. This tenant will occupy 21,051 square feet and will create (8) full-time positions. This motion was seconded by Jack Majkut. All were in favor. Motion carried

Consideration of a Tenant Consent for Equity One Northeast/Regency Centers LP – CorePower Yoga, 900 Old Country Road, Westbury: Eric Mallette made a motion to approve a Tenant Consent for CorePower Yoga, 900 Old Country Road, Westbury. This tenant will occupy 3,407 square feet and will create (22) full-time (35) part-time positions. This motion was seconded by Jill Mollitor. All were in favor. Motion carried

Consideration of a Tenant Consent for Equity One Northeast/Regency Centers LP – Riko's Pizza, 900 Old Country Road, Westbury: Jill Mollitor made a motion to approve a Tenant Consent Riko's Pizza, 900 Old Country Road, Westbury. This tenant will occupy 5,287 square feet and will employ (40) full-time positions. 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.

Consideration of Appointment of Officers 2026: Guy Savia made a motion to Appoint the Officers for 2026. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of Agency Committees 2026: Eric Mallette made a motion to adopt the 2026 Agency Committees as presented. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Consideration of a Resolution to reappoint John E. Ryan as Agency Counsel: Jack Majkut made a motion to reappoint John E. Ryan as Agency Counsel. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration of a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Damon LLP as Transaction/Bond Counsel: Jerry Kornbluth made a motion to adopt a Resolution to reappoint Nixon Peabody LLP, Phillips Lytle LLP and Barclay Danon LLP as the Agency's Transaction/Bond Counsel. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration and Adoption of the Uniform Tax Exemption Policy: Eric Mallette made a motion to Adopt the Uniform Tax Exemption Policy. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Consideration and Adoption of the Prevailing Wage (Construction Wage) Policy: Eric Mallette made a motion to adopt the Prevailing Wage Policy. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration and Adoption of the LIBDC 2026 Annual Membership: Jerry Kornbluth made a motion to Adopt a Resolution to renew the Agency's Annual Membership with the LIBDC for 2026. The amount will not exceed \$950. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Compliance 2025 Update: Arlyn Eames updated the board on the Compliance projects for 2025. No vote needed.

Summary of Confidential Evaluation of Board Performance 2025: Arlyn updated the board on the Confidential Evaluation of Board Performance 2025. No vote needed.

2026 Bond Allocation: The Agency received \$17, 827, 735.00 in Bond allocations from the NYSDDED 2026. No vote needed

Old Business:

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

Minutes of December 16, 2025, Board Meeting: Eric Malette made a motion to waive the reading and adopt the minutes of December 16, 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 December 10, 2025 – January 20, 2026.

Consideration of the Budget Line Transfers: Edie Longo addressed the board regarding the budget line transfers. Jerry Kornbluth made a motion to approve the budget line transfers for 2025. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Jerry Kornbluth made a motion to adjourn the meeting at 9:31 a.m. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Jack Majkut, Secretary
February 24, 2026

Town of Hempstead I. D. A.
Balance Sheet
 As of February 13, 2026

	Feb 13, 26
ASSETS	
Current Assets	
Other Current Assets	
490-00 · Interest due from PILOT account	-139,603.63
380-01 · Accounts Recleivable	6,960.40
Total Other Current Assets	-132,643.23
Checking/Savings	
200-22 · Checking (FNBLI)187009667	10,000.00
200-20 · Severance (FNBLI) 186702585	390,713.00
200-21 · Oper Invest MM(FNBLI) 186702577	423,498.34
200-19 · HlthRetirement (FNBLI)186702593	2,102,120.07
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of Amerlca - 9419794381-Ck	105,701.64
200-14 · BankofAmerica MMS - 9419794402	2,688,616.15
Total 200 · Cash	2,794,381.50
Total Checking/Savings	5,720,712.91
Total Current Assets	5,588,069.68
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	26,897.00
700-3 · Diff - expect/actual exp GASB68	55,521.00
700-4 · Change in assumptions	65,170.00
700-5 · Diff expected & actual OPEB	462,032.00
700-6 · Change in assumptions OPEB	590,668.00
Total Deferred outflows of resources	1,200,288.00
Total Other Assets	1,200,288.00
TOTAL ASSETS	6,792,877.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-1,069.82
602-00 · Payroll Liabilities	

9:34 AM
 02/13/26
 Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
 As of February 13, 2026

	Feb 13, 26
602-09 · NY Unemployment	-1,009.00
602-07 · Disability W/H	20.40
602-01 · Retirement W/H	115.12
602-06 · Retirement Loan	370.00
602-08 · Deferred Compensation	412.50
Total 602-00 · Payroll Liabilities	-90.98
Total Other Current Liabilities	-1,160.80
Total Current Liabilities	-1,160.80
Long Term Liabilities	
602 · -10 Compensated absences	149,199.24
605 · Net pension liability - pro. sh	172,372.00
Deferred inflows of resources	
500-2 · Change in pro - employer & prop	10,843.00
500-1 · Difference between expect/act	123,965.00
500-5 · Changes in assumption OPEB	299,898.00
Total Deferred inflows of resources	434,706.00
603-00 · Postretirement health benefits	2,092,878.00
Total Long Term Liabilities	2,849,155.24
Total Liabilities	2,847,994.44
Equity	
Net Income	-44,370.64
3000 · Opening Bal Equity	498,864.39
909-00 · Fund Balance	3,490,389.21
Total Equity	3,944,882.96
TOTAL LIABILITIES & EQUITY	6,792,877.40

9:36 AM

02/13/26

Accrual Basis

Town of Hempstead I. D. A. Account QuickReport As of February 13, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							43,911.30
200-13 - Bank of America - 9419794381-Ck							43,911.30
Check	01/22/2026	31725	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-345.87	43,565.43
Check	01/22/2026	31726	The New York Times	Subscription A...	522-05 - Dues ...	-92.40	43,473.03
Check	01/22/2026	31727	Optimum	07858-547683...	522-07 - Office ...	-309.68	43,163.35
Check	01/23/2026	52698	PAROLA, FREDER...	522-52 Pay Pe...	-SPLIT-	-1,939.71	41,223.64
Check	01/23/2026	52699	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-637.29	40,586.35
Check	01/23/2026	52701	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,278.18	37,308.17
Check	01/23/2026	52700	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-825.29	36,482.88
Check	01/23/2026	52702	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,164.87	33,318.01
Check	01/23/2026	52703	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,250.69	31,067.32
General Journal	01/23/2026	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-6,283.62	24,783.70
Transfer	01/23/2026			Funds Transfe...	200-14 - Bankof...	60,000.00	84,763.70
Check	01/23/2026	electro...	NYS Deferred Comp...	January 2026 ...	-SPLIT-	-825.00	83,958.70
Check	01/23/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 J...	-SPLIT-	-970.24	82,988.46
Check	01/30/2026	31728	W.B. Mason Co., INC.	Office Supple...	522-07 - Office ...	-341.62	82,646.84
Check	01/30/2026	31729	Primo Brands	Account# 042...	522-07 - Office ...	-231.89	82,414.95
Check	01/30/2026	31730	Long Island Business...	VOID: LIBDC ...	522-06 - Meetin...	0.00	82,414.95
General Journal	01/30/2026	LDC rec	Long Island Business...	For CHK 3173...	522-06 - Meetin...	-950.00	81,464.95
General Journal	01/30/2026	LDC r...	Long Island Business...	Reverse of GJ...	522-06 - Meetin...	950.00	82,414.95
Check	01/30/2026	31731	Long Island Business...	LIBDC 2026 M...	522-06 - Meetin...	-950.00	81,464.95
Check	02/06/2026	31732	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-11,300.85	70,164.10
Check	02/06/2026	31734	Town of Hemsplead -...	Postage Janu...	550-00 - Accrue...	-348.27	69,815.83
Check	02/06/2026	52704	PAROLA, FREDER...	522-52 Pay Pe...	-SPLIT-	-1,877.04	67,938.79
Check	02/06/2026	52705	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-501.08	67,437.71
Check	02/06/2026	52706	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-804.05	66,633.66
Check	02/06/2026	52707	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	63,350.36
Check	02/06/2026	52708	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,169.85	60,180.51
Check	02/06/2026	52709	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	57,923.95
General Journal	02/06/2026	GASB...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-6,151.01	51,772.94
Check	02/09/2026	31733	TOH Dept of General...	RENT Februar...	522-12 - Rent E...	-6,063.75	45,709.19
Check	02/10/2026	electro...	PAYCHEX	Account# 001...	550-00 - Accrue...	-721.55	44,987.64
Check	02/11/2026	31735	Fevola Reporting & T...	Invoice # 7707...	522-22 - Public ...	-550.00	44,437.64
Check	02/11/2026	31736	Newsday Media Group	Acct. 088764...	522-22 - Public ...	-1,236.00	43,201.64
Transfer	02/11/2026			Funds Transfe...	200-14 - Bankof...	65,000.00	108,201.64
Check	02/12/2026	31737	Todd Shapiro	Consultant -Ja...	522-01 - Profes...	-2,500.00	105,701.64
Total 200-13 - Bank of America - 9419794381-Ck						61,790.34	105,701.64
Total 200 - Cash						61,790.34	105,701.64
TOTAL						61,790.34	105,701.64

RESOLUTION

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

Post-Retirement Health Insurance Account Transfer

WHEREAS, the Town of Hempstead Industrial Development Agency hereby authorizes the transfer from the Agency Fund Balance Account ending in #4402 at Bank of America, to the Post-Retirement Health Insurance Account ending in #2593 at First National Bank of Long Island in the amount of \$250,000.00,

NOW, THEREFORE, BE IT

RESOLVED, the Agency hereby authorizes the transfer outlined above, for an amount not to exceed \$250,000.00.

Adopted:

Ayes:

Nays:

Resolution Number: 018-2026

Thomas Grech, Vice Chairman, Acting Chairman

RESOLUTION

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

Severance Account Transfer

WHEREAS, the Town of Hempstead Industrial Development Agency hereby authorizes the Agency Fund Balance transfer from Bank of America Checking Account ending in #4402 to the First National Bank of Long Island Severance Account ending in #2585 in the amount of \$150,000.00

NOW, THEREFORE, BE IT

RESOLVED, the Agency hereby authorizes the transfer outlined above, for an amount not to exceed \$150,000.00.

Adopted:

Ayes:

Nays:

Resolution Number: 018-2026

Thomas Grech, Vice Chairman, Acting Chairman