

**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

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MINUTES

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

Tuesday, March 24, 2026, 9:00 a.m.
Old Courtroom, 350 Front Street, 2nd Floor, Hempstead

Agenda: Confirm the presence of a quorum, Allow public comment with respect to Agenda items, Consideration of an Authorizing Resolution for Main Street Hempstead Apartments LLC, 257 Main Street, Hempstead, Presentation and Consideration of an Inducement Resolution for 2150 Grand LLC, 2150 Grand Avenue, Baldwin, Consideration of a Tenant Consent for Green Acres Adjacent – Green Acres Nails Bar & Lash LLC, Consideration of a Tenant Consent for Valley Stream Green Acres – CR Bricks (2019) LLC d/b/a Charlotte Russe, Urban Planet, Consideration of a Tenant Consent for Equity One/Regency Centers LP (The Galleria of Westbury) – GSB Bagels/Pop-Up Bagels, CEO's Report, Compliance Review 2025, Consideration and Adoption of the 2025 Annual Financial Report, Consideration and Adoption of the Audited Financial Statements, Appointment of the Compliance Officer/Contracting Officer, Consideration and Adoption of the Mission Statement (Measurement Report), Consideration and Adoption of the Self Evaluation Policy and Procedures, Consideration and Adoption of the Operations and Accomplishments 2025, Consideration and Adoption of the Procurement and Purchasing Guidelines, Consideration and Adoption of the Property Disposition Policy, Consideration and Adoption of the Code of Ethics, Consideration and Adoption of the Investment Policy and Guidelines, Consideration and Adoption of the Assessment of the Effectiveness of Internal Controls, Consideration of a Sponsorship for the LIBDC 2026 Annual Conference, Summary of Individual Board Member Self-Evaluation Forms, Late PILOTs, Consideration and Adoption of the Minutes of March 3, 2026, Report of the Treasurer, Committee Updates, Executive Session, Adjournment

Those in attendance: Thomas Grech, Vice Chairman, Acting Chairman
Eric C. Mallette, Treasurer
Jack Majkut, Secretary
Jerry Kornbluth, Member
Jill Mollitor, Member
Guy Savia, Member
Joylette Williams, Hempstead Member
Tanya Carter, Hempstead Member
William Miller, Hempstead Member

Also in attendance: John E. Ryan, Agency Counsel
Barry Carrigan, Nixon Peabody
Paul O'Brien, Philips Lytle
Frederick E. Parola, CEO
Lorraine Rhoads

Arlyn Eames
Michael Lodato

Excused: Robert Bedford, Member
Edie Longo, CFO
Laura Tomeo

The meeting was called to order at 9:00 a.m. The Chairman declared a quorum was present.

The Chairman allowed for public comment regarding Agenda items.

Main Street Hempstead Apartments LLC: Main Street Hempstead Apartments LLC is seeking to construct a 331,584 square foot mixed-use development on approximately 1.69 acres of land at 257 Main Street in the Village of Hempstead. There will be 246 residential units, a 109,975 square foot parking garage and approximately 6,114 square feet of ground floor retail space. Ten (10)% of units will be set aside as “attainable housing”. The property is part of an Overlay Zone in the Village of Hempstead. The applicant is requesting an assumption and modification of the current PILOT for a total of 25 years. The company is also seeking Sales Tax Exemption and a Mortgage Recording Tax Exemption. John Gordon (Forchelli Deegan Terrana) and owner Rashid Walker answered questions from Board members. Jerry Kornbluth made a motion to authorize the Assignment and Assumption of the Lease and PILOT Agreement from The Vantage on Roosevelt LLC to GBFOH 50 Roosevelt LLC. This motion was seconded by Guy Savia. All were in favor. Motion carried.

2150 Grand LLC: The applicant, 2150 Grand LLC seeks to demolish the existing structures at 2150 Grand Avenue, Baldwin and develop a market-rate apartment building. The building will include 58 units and a community room. The building is approximately 57,000 square feet including 609 square feet of retail space and is housed on .73 acres of land. Daniel Deegan (Forchelli Deegan Terrana) and owner Joe Anzalone answered questions from Board members. The property has received Site Plan Approval from the Town of Hempstead. Eric Mallette made a motion to adopt an Inducement Resolution for 2150 Grand LLC. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Green Acres Adjacent LLC – Tenant Consent for Green Acres Nails Bar & Lash LLC: Jerry Kornbluth made a motion to approve the tenant consent for Green Acres Adjacent LLC, 750 West Sunrise Highway, Valley Stream, for Green Acres Nails Bar & Lash LLC. The beauty company will occupy 7757 square feet and create 32 employees. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

Valley Stream Green Acres LLC – Tenant Consent for CR Bricks (2019) LLC d/b/a Charlotte Russe, Urban Planet: Jack Majkut made a motion to approve the tenant consent for Valley Stream Green Acres, 2034 Green Acres Road, Valley Stream, for CR Bricks (2019) LLC d/b/a Charlotte Russe, Urban Planet. The clothing store will occupy 15723 square feet and create 20-22 employees. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Equity One/Regency Centers LP – Tenant Consent for GSB Bagels/Pop-Up Bagels: Jerry Kornbluth made a motion to approve the tenant consent for Equity One/Regency Centers LP, 90 Old Country Road, Westbury (The Galleria at Westbury) for GSB Bagels/Pop-Up Bagels. The bagel shop will occupy 1563 square feet and create 5-7 employees. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

CEO's Report: Fred Parola, CEO, updated the Board on the status of current projects.

Compliance Review: Arlyn Eames updated the Board on the compliance status for the 72 projects the Agency is reviewing for 2025.

2025 Annual Financial Report: Jill Mollitor made a motion to adopt the 2025 Annual Financial Report. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

2025 Annual Audited Financial Statements: Eric Mallette made a motion to adopt the 2025 Annual Audited Financial Statements. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Contracting Officer/Compliance Officer: Jill Mollitor made a motion to appoint Arlyn Eames as the Contracting Officer/Compliance Officer for the Agency. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Mission Statement (Measurement Report): Eric Mallette made a motion to adopt the Mission Statement (Measurement Report). This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Self-Evaluation Policy and Procedures: Jerry Kornbluth made a motion to adopt the Self-Evaluation Policy and Procedures. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Operations and Accomplishments 2025: Jill Mollitor made a motion to adopt the Operations and Accomplishments 2025. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Procurement and Purchasing Guidelines: Eric Mallette made a motion to adopt the Procurement and Purchasing Guidelines. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Property Disposition Policy: Jerry Kornbluth made a motion to adopt the Property Disposition Policy. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Code of Ethics: Eric Mallette made a motion to adopt the Code of Ethics. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Investment Policy and Guidelines: Jerry Kornbluth made a motion to adopt the Investment Policy and Guidelines. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Assessment of the Effectiveness of Internal Controls: Jerry Kornbluth made a motion to adopt the Assessment of the Effectiveness of Internal Controls. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

LIBDC 2026 Annual Conference Sponsorship: Jack Majkut made a motion to approve a Silver Sponsorship for the 2026 LBDC Annual Conference for an amount not to exceed \$2,500.00. This motion was seconded by Guy Savia. All were in favor. Motion carried.

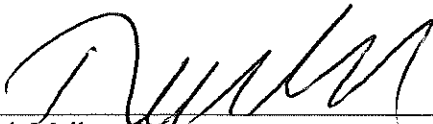
Summary of Individual Board Member Self-Evaluation Forms: Arlyn Eames provided the Board with a summary of the self-evaluation forms that were submitted. This item was for information purposes only. No vote was necessary.

Late PILOTs: Arlyn Eames informed the Board of two companies with late PILOT payments. This item was for information purposes only. No vote was necessary.

Minutes: Eric Mallette made a motion to waive the reading of and adopt the Minutes of the meeting of March 3, 2026. (There was no February meeting due to a snow storm.) This motion was seconded by Robert Bedford. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure List for February 18, 2026 - March 17, 2026. Eric Mallette advised the Board that the Agency's accounts were in good order.

Jerry Kornbluth made a motion to adjourn the meeting at 9:52 a.m. This motion was seconded by Guy Savia. All were in favor. Motion carried.



Jack Majkut, Secretary

Tom Guch, Chairman