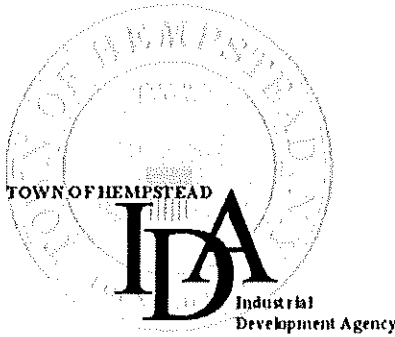


Frederick E. Parola
Chief Executive Officer



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TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
April 21, 2026, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: 3 Year PILOT Review (Discussion only) Village of Hempstead: 3 Year PILOT Review (Discussion only) Consideration of an Inducement Resolution for Main Street Hempstead Apartments Amended, 257 Main Street, Hempstead, 3 Year Hempstead Village PILOT Reviews, New Business: Consideration of an Authorizing Resolution for 2150 Grand LLC, 2150 Grand Avenue, Baldwin, New Business - Other, CEO's Report, Compliance Review 2025/Employment Shortfalls, Synopsis of Annual Compliance Data, Consideration and Adoption of the 2025 Annual Project Assessment, Consideration of a Resolution for Attendance at the LIBDC 2026 Annual Conference, Old Business: Late PILOT Update, Reading and Approval of Previous Meeting Minutes: Consideration and Adoption of the Minutes of March 24, 2026, Report of the Treasurer: Financial Statements and Expenditure List: February March 18, 2026 – April 14, 2026, Committee Updates, Executive Session, Adjournment

Those in attendance:

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

Also in attendance:

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

Village of Hempstead:

William Miller, Village of Hempstead Member
Tanya Carter, Village of Hempstead Member

Village of Freeport:

Hon. Robert T. Kennedy, Village of Hempstead Member
Vilma Lancaster, Village of Hempstead Member
Mark Davella, Village of Hempstead Member

Excused:

Joylette Williams, Village of Hempstead Member
LaDonna Taylor, Village of Hempstead Member

The meeting was called to order at 9:02 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 Freeport: 3 Year PILOT Review (Discussion only) no vote needed. The board was briefed about the following projects and the required 3-year review for Columbia Equipment. Mayor Kennedy addressed the board on Columbia Equipment and thanked the IDA for supporting a great project.

Village of Hempstead: 3 Year PILOT Review (Discussion only) no vote needed. The board was briefed about the following projects in the Village of Hempstead. and the required 3-year review for MainStreet Apartments, CPK Transportation, and FDR Services Corp.

New Business:

Consideration of an Authorizing Resolution for 2150 Grand LLC, 2150 Grand Avenue, Baldwin: John Gordon from Forchelli, Deegan, Terrana Law, the attorney for the applicant, addressed the board. The Applicant seeks to demolish the current structures and develop a five-story building comprising 58 market-rate residential units, including 49 one-bedroom and 9 two-bedroom units. This project will also include a community room and retail space of approx. 609 Square Feet This approximately 57,000 square foot building will be housed on .73 acres of land. Rev. Eric Mallette made a motion to approve an Authorizing Resolution for 2150 Grand LLC. Baldwin, for a 20-year PILOT mortgage recording tax and sales tax exemption. This motion was seconded by Guy Savia. All were in favor. Motion carried.

New Business -Other:

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

Compliance Review 2025/Employment Shortfalls: No vote needed Arlyn Eames addressed the board on the PILOT employee shortfalls. The board was furnished with a listing and response letters. The board took no action.

Synopsis of Annual Compliance Data: No vote needed. Arlyn Eames addressed the board on the report.

Consideration and Adoption of the 2025 Annual Project Assessment: Jerry Kornbluth made a motion to adopt the 2025 Annual Project Assessment. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration of a Resolution for Attendance at the LIBDC 2026 Annual Conference: The Board authorizes payment to Montauk Yacht Club in an amount not to exceed \$1587.33 per person, for a maximum of six (6) people. Jerry Kornbluth made a motion to adopt a Resolution for attendance at the LIBDC 2026 Annual Conference. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Old Business:

Late PILOT Update: Arlyn addressed the board on the late PILOT payments. CPK Transportation paid their late PILOT, Inwood Property Development is still outstanding.

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

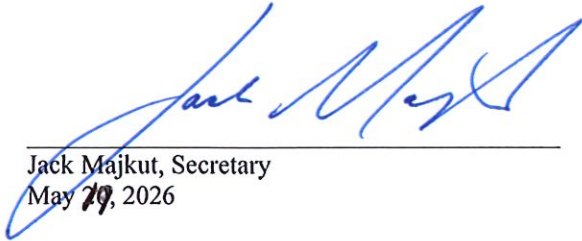
Minutes of March 24, 2026, Board Meeting: Rev. Eric Malette made a motion to waive the reading and adopt the minutes of March 24, 2025, as presented. This motion was seconded by Tom Grech. All were in favor. Motion carried.

Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for March 18, 2026 – April 14, 2026.

Executive Session: No executive session.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Jerry Kornbluth made a motion to adjourn the meeting at 9:19 a.m. This motion was seconded by Robert Bedford. All were in favor. Motion carried.



Jack Majkut, Secretary
May 19, 2026