

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
Tuesday, April 21, 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: 3 Year PILOT Review (Discussion only)

Village of Hempstead: 3 Year PILOT Review (Discussion only)

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- 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 PILOTs Update

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

- Consideration and Adoption of the Minutes of March 24, 2026

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: March 18, 2026 – April 14, 2026

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT:

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

Frederick E. Parola
Chief Executive Officer



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

March 31, 2026

Honorable Mayor Hobbs
Hempstead Village
99 James A. Garner Way
Hempstead, New York 11550

Main Street Hempstead Apartments, LLC


Dear Mayor Hobbs,

As you are aware, due to New York State Legislation the Village of Hempstead is required to have all projects reviewed every three years to identify changes in the assessed values and tax rate.

The required 3-Year PILOT Review of the company known as Main Street Hempstead Apartments LLC and the related PILOT Agreement, for the project located at 257 Main Street, in the Village of Hempstead (Section: 34, Block: 191, Lots: 4, 15, 103, 116, 203, 9, 114, 318, 317). The Town of Hempstead IDA has determined that no change to the PILOT Agreement is necessary due to the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead, had a normal increase along with all the other properties within the Village.
- 2) The Village of Hempstead property tax rate has increased along with all the other properties within the Village. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,

FREDERICK E. PAROLA
CEO

CC: Hempstead IDA Board Members

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

Frederick E. Parola
Chief Executive Officer



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March 31, 2026

Honorable Mayor Hobbs
Hempstead Village
99 James A. Garner Way
Hempstead, New York 11550

CPK Transportation

Dear Mayor Hobbs,

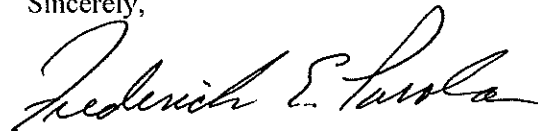
As you are aware, due to New York State Legislation the Village of Hempstead is required to have all projects reviewed every three years to identify changes in the assessed values and tax rate.

The required 3-Year PILOT Review of the company known as CPK Transportation and the related PILOT Agreement, for the project located at Kellum Place, in the Village of Hempstead (Section: 34, Block 192, Lots: 11 (16-18, 109 and 110). The Town of Hempstead IDA has determined that no change to the PILOT Agreement is necessary due to the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead, had a normal increase along with all the other properties within the Village.
- 2) The Village of Hempstead property tax rate has increased along with all the other properties within the Village. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

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Sincerely,



FREDERICK E. PAROLA
CEO

CC: Hempstead IDA Board Members

INDUSTRIAL DEVELOPMENT
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(516) 489-5000 EXT. 4200 • (516) 489-3179

March 31st, 2026

Honorable Mayor Hobbs
Hempstead Village
99 James A. Garner Way
Hempstead, New York 11550

FDR Services Corp of New York

Dear Mayor Hobbs,

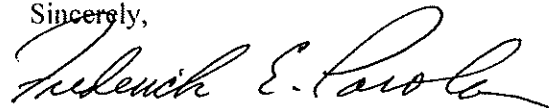
As you are aware, due to New York State Legislation the Village of Hempstead is required to have all projects reviewed every three years to identify changes in the assessed values and tax rate.

The required 3-Year PILOT Review of the company known as FDR Services Corp of New York and the related PILOT Agreement, for the project located at 44, 56 -64 Newmans Court in the Village of Hempstead (Section: 35, Block: 32802, Lots: 0438 (0664) and 0693. The Town of Hempstead IDA has determined that no change to the PILOT Agreement is necessary due to the following:

- 1) The Assessed Value of the property, as determined by the Village of Hempstead, had a normal increase along with all the other properties within the Village.
- 2) The Village of Hempstead property tax rate has increased along with all the other properties within the Village. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,



FREDERICK E. PAROLA
CEO

CC: Hempstead IDA Board Members

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

March 31st, 2026

Honorable Mayor, Robert Kennedy
Freeport Village
46 N. Ocean Avenue
Freeport, New York 11520

Columbia Equipment Company

Dear Mayor Kennedy,

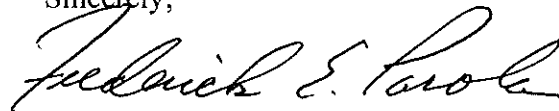
As you are aware, due to New York State Legislation the Villages of Freeport and is required to have all projects reviewed every three years to identify changes in the assessed values.

Upon review of Columbia Equipment located at 72 Albany Avenue, Freeport Section; 62, Block: D, Lots: (147-148), (149-150), 163, (164-165), (166-167), (168-174), the Town of Hempstead IDA has determined that no change is needed for the current PILOT agreement which is in effect for the property.

- 1) The Assessed Value of the property, as determined by the Village of Freeport, had a normal increase along with all the other properties within the Village.
- 2) The Village of Freeport property tax rate has increased along with all the other properties within the Village. The change only reflects minor impact of the proportionate share distribution to the taxing jurisdictions (General School and Village).

If you have any questions, please do not hesitate to contact me at (516) 812-3134.

Sincerely,



FREDERICK E. PAROLA
CEO

CC: Freeport IDA Board Members

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

2150 Grand, LLC
Project: 2802 -25-03A

Application Date: 1/27/25 Contact: Randy Narod

Applicant Name and Address: 350 RXR Plaza
Uniondale, NY 11556

Project Address: 2150-2162 Grand Avenue
Baldwin, NY 11510

Project:
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 a retail space of approx. 609 Square Feet. This approximately 57,000 square foot building will be housed on .73 acres of land.

Project Costs:

Land and/or building acquisition	\$1,880,000
Building(s) demolition/construction	\$16,324,714.98
Site Work	Included Above
Machinery and Equipment	Included Above
Legal Fees	Included Below
Architectural/Engineering Fees	\$1,567,500.00
Financial Charges	\$828,263.34
Other (Carrying Costs)	\$254,281.00
 Total	 \$ 20,854,759.32

Employment:

	Full Time	Part Time
Present	Unknown	
1 st Year	1	1
2 nd Year	1	1

LMA: 100%

Creation: of 1.5 FTE

Average Hourly of Wage Earners: \$45,000 Yearly

Approx. 75 Construction Jobs

Benefits Sought: 20 Year PILOT, Sales Tax Exemption, MRT

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:

$\$9,794,829 \times 8.625\% = \$844,804.00$

Mortgage $\$14,598,300 \times .75\% = \$109,487.25$

Current Tax Information:

Section; 54, Block: 32, Lots: 125,127, 526, 626, 726, 826

Parcels: 6

SD- Baldwin – 10

Full Value: 1,369,000

Total Assessment: 13,690

Total Current Taxes \$105,457.26

26 General: \$43,436.34

25-26 School \$62,946.08

Village: NA

Estimated Taxes Once Built: \$559,303.00

Demolished taxes as per opinion from counsel: \$52,468.53

Applicant Attorney: John Gordon

IDA Transaction Counsel: Philips Lytle

2150 Grand, LLC
20 Year PILOT DRAFT

2150-2162 Grand Avenue
Baldwin, NY 11510

Section; 54, Block: 32, Lots: 125,127, 526, 626, 726, 826
Parcels: 6
SD- Baldwin – 10
Current Taxes: \$105,457.26
Estimated Taxes Once Built: \$559,303.00
Demolished taxes as per opinion from counsel: \$52,468.53

Year	Total
1.	\$52,468.53
2.	\$52,468.53
3.	\$52,468.53
4.	\$80,000.00
5.	\$105,000.00
6.	\$135,000.00
7.	\$165,000.00
8.	\$190,000.00
9.	\$220,000.00
10.	\$270,000.00
11.	\$300,000.00
12.	\$340,000.00
13.	\$380,000.00
14.	\$415,000.00
15.	\$460,000.00
16.	\$530,000.00
17.	\$559,000.00
18.	\$590,000.00
19.	\$635,000.00
20.	\$680,000.00

Created 2/12/25
Amended 3/11/25
Amended 4/3/25
Amended 2/9/26

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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: 2150 GRAND LLC

-----X

350 Front Street
Hempstead, New York

April 7, 2026
10:00 a.m.

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

Tracie A. Cinquemani,
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

1 2150 GRAND LLC

2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the deputy
4 executive director of the Town of
5 Hempstead IDA. I'm here for a Public
6 Hearing regarding 2150 GRAND LLC. The
7 time is 10:01 a.m. on April 7th.

8 I'm going to now read the Notice
9 of Public Hearing into the record for
10 the stenographer:

11 "Notice is hereby given that a
12 Public Hearing, pursuant to Title 1 of
13 Article 18-A of the New York State
14 General Municipal Law (the "Hearing"),
15 will be held by the Town of Hempstead
16 Industrial Development Agency (the
17 "Agency"), on the 7th day of April,
18 2026, at 10:00 a.m., local time, at Town
19 of Hempstead Town Hall, Town Hall Old
20 Courtroom, 350 Front Street, Hempstead,
21 Town of Hempstead, New York, in
22 connection with the following matters:

23 2150 GRAND LLC, a limited
24 liability company organized and existing
25 under the laws of the State of New York,

2150 GRAND LLC

1
2 on behalf of itself and/or the
3 principals of 2150 GRAND LLC and/or an
4 entity formed or to be formed on behalf
5 of any of the foregoing (collectively,
6 the "Company"), submitted its
7 application for financial assistance
8 (the "Application") to the Town of
9 Hempstead Industrial Development Agency
10 (the "Agency") to enter into a
11 transaction in which the Agency will
12 assist in the acquisition of an interest
13 in an approximately 0.73-acre parcel of
14 land located at 2150 to 2162 Grand
15 Avenue, Baldwin, Town of Hempstead,
16 Nassau County, New York, (the "Land"),
17 the demolition of the existing
18 approximately 10,995 square-foot
19 building on the Land, the construction
20 of a five-story approximately 57,000
21 square-foot mixed-use facility
22 consisting of approximately 58
23 market-rate residential rental units
24 (consisting of approximately 49
25 one-bedroom apartments and 9 two-bedroom

2150 GRAND LLC

1
2 apartments), approximately 609 rentable
3 square feet of ground floor commercial
4 retail space, on-site parking on the
5 Land and associated site improvements
6 (collectively, the "Improvements"), and
7 the acquisition of certain furniture,
8 fixtures, equipment, and personal
9 property necessary for the completion
10 thereof (the "Equipment"; and together
11 with the Land and the Improvements, the
12 "Facility"), which Facility would be
13 subleased by the Agency to the Company
14 and further sub-subleased by the Company
15 to future tenants for use as a mixed-use
16 multi-family housing and commercial
17 retail facility (the "Project"). The
18 Facility would be initially owned,
19 operated, and/or managed by the Company.

20 The Agency contemplates that it
21 would provide financial assistance to
22 the Company in the form of exemptions
23 from mortgage recording taxes in
24 connection with the financing or any
25 subsequent refinancing of the Facility,

2150 GRAND LLC

1
2 exemptions from sales and use taxes and
3 abatement of real property taxes.

4 The Company has requested that
5 the Agency provide financial assistance
6 to the Company in the form of abatements
7 of real property taxes for a term of up
8 to 20 years (the "PILOT Benefit"). The
9 proposed PILOT Benefit does not deviate
10 from the Agency's Uniform Tax Exemption
11 Policy and Guidelines, as amended to
12 date (the "Policy"), because the
13 proposed PILOT Benefit would be for a
14 term of up to 20 years. Copies of the
15 proposed PILOT payment schedule are
16 available on the Agency's website at
17 www.tohida.org.

18 A representative of the Agency
19 will be at the above-stated time and
20 place, hear and accept oral comments
21 from all persons with views in favor of
22 or opposed to either the Project or the
23 financial assistance requested by the
24 Company. Comments may also be submitted
25 to the Agency in writing or

1 2150 GRAND LLC

2 electronically prior to or during the
3 Hearing by emailing them to
4 idamail@hempsteadny.gov. Minutes of the
5 Hearing will be transcribed and posted
6 on the Agency's website.

7 Members of the public have the
8 opportunity to review the application
9 for financial assistance filed by the
10 Company with the Agency, and an analysis
11 of the costs and benefits of the
12 proposed Project, which can also be
13 found on the Agency's website at
14 www.tohida.org.

15 To the extent practicable, the
16 Hearing will be streamed on the Agency's
17 website in realtime in accordance with
18 Section 857 of the New York State
19 General Municipal Law. A video
20 recording of the Hearing will be posted
21 on the Agency's website, all in
22 accordance with Section 857 of the New
23 York State General Municipal Law.

24 The Agency anticipates that the
25 members of the Agency will consider a

2150 GRAND LLC

1
2 resolution to approve the Project and
3 the financial assistance requested by
4 the Company, including the proposed
5 20-year PILOT Benefit, at the Agency's
6 Board Meeting (the "Board Meeting") to
7 be held on April 21, 2026, at 9:00 a.m.,
8 local time, at Town of Hempstead Town
9 Hall, Town Hall Courtroom, 350 Front
10 Street, Hempstead, New York, 11550."

11 I'd like to also note that I am
12 accompanied by the CEO, Fredrick E.
13 Parola, and applicant's counsel, John
14 Gordon, Esq.

15 We are now observing that it is
16 10:25 on Tuesday, April 7th, and we will
17 now close the Public Hearing for 2150
18 GRAND LLC, sini die. Thank you,
19 everyone, for attending.

20 (Time noted: 10:25 a.m.)
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C E R T I F I C A T E

I, TRACIE A. CINQUEMANI, Court Reporter and Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript was prepared by me and is a true and accurate record of this hearing to the best of my ability.

I further certify that I am not related, either by blood or marriage, to any of the parties in 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 7th day of April, 2026.


TRACIE A. CINQUEMANI

0	abate ments [1] - 6:6 ability [1] - 9:10 above-stated [1] - 6:19	certain [1] - 5:7 certify [2] - 9:6, 11 Cinquemani [1] - 1:19 CINQUEMANI [2] - 9:4, 20 close [1] - 8:17 collectively [2] - 4:5; 5:6 comments [1] - 6:20 Comments [1] - 6:24 commercial [2] - 5:3, 16 company [1] - 3:24 Company [10] - 4:6; 5:13, 19, 22; 6:4, 6, 24; 7:10; 8:4 completion [1] - 5:9 connection [2] - 3:22; 5:24 consider [1] - 7:25 consisting [2] - 4:22, 24 construction [1] - 4:19 contemplates [1] - 5:20 Copies [1] - 6:14 costs [1] - 7:11 counsel [1] - 8:13 County [1] - 4:16 Court [2] - 1:20; 9:4 Courtroom [2] - 3:20; 8:9	Executive [2] - 1:13; 2:7 executive [1] - 3:4 Exemption [1] - 6:10 exemptions [2] - 5:22; 6:2 existing [2] - 3:24; 4:17 extent [1] - 7:15	held [2] - 3:15; 8:7 Hempstead [11] - 1:9; 2:6; 3:5, 15, 19-21; 4:9, 15; 8:8, 10 HEMPSTEAD [1] - 2:5 hereby [2] - 3:11; 9:6 hereunto [1] - 9:16 housing [1] - 5:16
1	accept [1] - 6:20 accompanied [1] - 8:12 accordance [2] - 7:17, 22 accurate [1] - 9:8 acquisition [2] - 4:12; 5:7 action [1] - 9:13 AGENCY [1] - 2:5 Agency [13] - 3:16; 4:9-11; 5:13, 20; 6:5, 18, 25; 7:10, 24 Agency's [7] - 6:10, 16; 7:6, 13, 16, 21; 8:5 amended [1] - 6:11 analysis [1] - 7:10 anticipates [1] - 7:24 apartments [2] - 4:25; 5:2 applicant's [1] - 8:13 application [2] - 4:7; 7:8 Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15	D	F	I
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3	Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15	E	G	J
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5	Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15	H	L	L
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7	Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15	M	M	M
8	Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15	managed [1] - 5:19 market [1] - 4:23 market-rate [1] - 4:23 marriage [1] - 9:12 MATTER [1] - 1:4 matter [1] - 9:15 matters [1] - 3:22 Meeting [2] - 8:6 Members [1] - 7:7		
9	Application [1] - 4:8 approve [1] - 8:2 April [6] - 1:10; 3:7, 17; 8:7, 16; 9:17 Article [1] - 3:13 assist [1] - 4:12 assistance [6] - 4:7; 5:21; 6:5, 23; 7:9; 8:3 associated [1] - 5:5 attending [1] - 8:19 available [1] - 6:16 Avenue [1] - 4:15			
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a.m [5] - 1:10; 3:7, 18; 8:7, 20 abatement [1] - 6:3	Baldwin [1] - 4:15 bedroom [2] - 4:25 behalf [2] - 4:2, 4 Benefit [3] - 6:9, 13; 8:5 Benefit [1] - 6:8 benefits [1] - 7:11 best [1] - 9:9 blood [1] - 9:12 Board [2] - 8:6 building [1] - 4:19 BY [1] - 2:7			
	C			
	CEO [1] - 8:12			

CEO's REPORT

April 21, 2026

**Indicates new proposal not included in prior reports*

ACTIVE PROJECTS:

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

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. Assignment & Assumption Resolution was adopted on 3/3/26. 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. Assignment & Assumption Resolution was adopted on 3/3/26. Contacts: Gary Broxmeyer; Counsels: Gary Hisinger, Barry Carrigan

***2150 Grand, LLC** – The developer seeks to demolish the current on sight structures and erect a five story building consisting of 58 market rate residential units of 49 one-bedroom and 9 two-bedroom units. The 57,000 square foot structure will further include a community room and retail space of 609 square feet. Project costs are \$20.854 million and one and one half FTE will be created. A hearing was held and there was no opposition. Contacts: Randy Narod, 350 RXR Plaza, John Gordon, Esq. applicant attorney and Philips Lytle, transaction counsel.

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.

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.

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 now has a revamped development group. There was a hearing and there was no opposition. A public hearing was held and the project is on for an Authorizing Resolution. 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)

2025 COMPLIANCE REVIEW as of April 14, 2026

Compliance due date was January 26th, 2nd Notice due date was February 11th and FINAL NOTICE due dates: February 25th and March 2nd

The projects in bold are not in compliance.

<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	Construction not started
2 Endo Blvd. LLC	Full compliance	
206 Smith LLC/Regan Development	Full compliance	Construction not started
25 Wanser LLC (Heatherwood)	Full compliance	Construction not started
43-47 Broadway LLC	Full compliance	Under construction
875 Merrick LLC	Full compliance	Construction not started
900 Stewart Ave. Holdings	Full compliance	
990 Stewart Ave. Holdings	Full compliance	
Avalon Bay Communities	Full compliance	
Avalon Bay Rockville Centre II	Full compliance	
AVB Harbor Isle	Full compliance	

2025 COMPLIANCE REVIEW
as of April 14, 2026

Beechwood Merrick	Full compliance	
Beechwood Portofino	Full compliance	
Bridgeview Land Development	Full compliance	Under construction
Brooke Pointe	Full compliance	
BSREP III 107 Charles Lindbergh	Full compliance	Employment Shortfall (Letter received)
Carman Place Apartments - Commercial	Full compliance	Under construction
Carman Place Apartments – Residential	Full compliance	Under construction
Centennial Holdings	Full compliance	Construction not started yet
CenterPoint Inwood	Full compliance	Under construction
CHSGN LI Hotel	Full compliance	Last year to report
City Autoplex	Full compliance	
CLLI 1-6 LP/303 Main Street	Full compliance	
CLLI 7-12 LP/130 Hempstead Ave	Full compliance	
Columbia Equipment	Full compliance	

2025 COMPLIANCE REVIEW
as of April 14, 2026

Covanta (Reworld Hempstead Company)	Full compliance	Annual shortfall due to 4 th Boiler not built
CPK Transportation	Full compliance	
CS 750 W Merrick Road	Full compliance	Litigation letter received
Dover Freeport	Full compliance	
Engel Burman of Garden City	Full compliance	
Equity One/Regency Centers	Full compliance	
Estella Housing	Full compliance	Under construction
Fad Henry Street Food Corp	Full compliance	Under construction
FDR Services Corp.	Full compliance	
Flushing Bank	Full compliance	
Gabrielli Inwood - Phase II	Full compliance	Employment Shortfall (Letter received)
Garden City 505 Amended	Full compliance	Employment Shortfall (Letter received)
Gateway Universal	Full compliance	
Green Acres Adjacent LLC	Full compliance	Litigation letter received
Harris Beach 50 Clinton	Full compliance	Employment shortfall (Letter received)

2025 COMPLIANCE REVIEW
as of April 14, 2026

Hawthorne Owner LLC	Full compliance	
Hempstead 209	Full compliance	
Hempstead Village Housing	Full compliance	
Inwood Property Development	Compliance fee, late General 2026 PILOT	Under construction
JAEP Properties	Full compliance	
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	Full compliance	
NBD Holding LLC	Full compliance	Last year to report
Novapark LLC/Angion Biomedica 2020	Full compliance	Terminated/never constructed
OLSL Lynbrook	Full compliance	
Parabit Realty	Full compliance	
Park Lake Hempstead	Full compliance	
Parkside Garden Villas	Full compliance	
PGD Baldwin Commons	Full compliance	Under construction

2025 COMPLIANCE REVIEW
as of April 14, 2026

Prosperity Ave Holdings/Paul's Auto Collision	Full compliance	
Rock 50 LLC	Full compliance	Under construction
S & S Atlantic Realty	Full compliance	
Terrace 100	Full compliance	Last year to report
The Gardens at Buffalo	Full compliance	Construction not started
The Hillcrest at Floral Park	Full compliance	Under construction
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	Under construction
Village Lofts	Full compliance	
Waterview Land Development	Full compliance	
West Jamaica Holdings	Full compliance	Under construction

ADDITIONAL NOTES:

*All litigation letters were reviewed by agency counsel.

*Employment shortfalls will be reviewed in April.

2025 COMPLIANCE REVIEW
as of April 14, 2026

Employment Shortfalls

<u>Project:</u>	<u>Employment requirement:</u>	<u>Employees reported in 2025:</u>	<u>Shortfall:</u>
<p>BSREP III 107 Charles Lindbergh Boulevard, Garden City Demolition of an existing building and construction of new 102,091 square foot, 1-story building to house either a pharmaceutical company or an e-commerce distribution center. This is a Mitchell Field ground lease. PILOT expires: 12/31/2033</p>	Create 50	9	- 41
<p>Gabrielli Inwood - Phase II 31 Alameda St., Inwood Expansion of original Gabrielli project. Facility expanded from 10,000 square Feet to 24,192 square feet. Service and repair center for trucks and governmental agency vehicles. “Reasonable Best Efforts” language used in Lease Agreement PILOT expires: 2/31/2030</p>	Retain 19 + Create 31 = Total 50	28	- 32

2025 COMPLIANCE REVIEW
as of April 14, 2026

<u>Project:</u>	<u>Employment requirement:</u>	<u>Employees reported in 2025:</u>	<u>Shortfall:</u>
Garden City 505 Amended 1000 Stewart Avenue and 500 Endo Blvd., Garden City Renovation of office building PILOT expires: 12/31/2030	Retain 310	264	- 46
Harris Beach 50 Clinton 50 Clinton St., Hempstead Renovation of 7-story, 135,000 square foot building. Temporary assignment of Alphamore LLC Agreements to Keith Corbett, Harris Beach Murtha. Responsible for PILOT and job compliance per Resolution. PILOT expires: 12/31/27	Retain 285 + Create 165 = Total 450	245.5	- 204.5



FORCHELLI
DEEGAN
TERRANA

JOHN P. GORDON
PARTNER
JGORDON@FORCHELLILAW.COM

April 1, 2026

Town of Hempstead Industrial Development Agency
350 Front Street, 2nd Floor
Hempstead, New York 11550-4037

Attn: Mr. Frederick E. Parola, CEO

***Re: BSREP III 107 Charles Lindbergh Boulevard LLC 2022 Facility
Request for Temporary Waiver of Minimum Employment Requirement***

Dear Mr. Parola:

As you know, this firm represents BSREP III 107 Charles Lindbergh Boulevard LLC (“Company”) in connection with the project at 107 Charles Lindbergh Boulevard, Uniondale, New York (“Project”) with the Town of Hempstead Industrial Development Agency (“Agency”). I am writing to request that the Agency grant a temporary waiver of the minimum employment requirement shortfall for 2025 for the Project.

The Project was completed on time, but the Company was unable to locate a tenant until late 2025. The Company entered into a sublease for the Facility with Tolead Logistics JFK Inc. (“Tenant”), which was consented to by the Agency in September 2025. The Tenant is a subsidiary of Tolead Group, an international technology-based logistics company that focuses on the fashion, electronics and e-commerce businesses.

Section 8.11 of the Lease and Project Agreement dated as of July 1, 2022 for the Project requires the Company to create and maintain fifty (50) full time equivalent jobs as of December 31, 2025 (“Minimum Employment Requirement”). As of December 31, 2025, the Company reported only nine (9) full-time employees for the Project.

The Company fully expects the Tenant to be able to meet the Minimum Employment Requirement, but Tenant requires more time to ramp up operations and reach full employment at the site. As operations ramp up, the Company expects the Tenant to steadily increase employment numbers throughout 2026, and reach the Minimum Employment Requirement by no later than December 31, 2026.

The Project has already generated significant public benefit during the construction phase and through spending on maintenance, together with indirect benefits from these activities. These indirect benefits will only grow as the Tenant ramps up its operations.

FORCHELLI DEEGAN TERRANA LLP

The Omni • 333 Earle Ovington Blvd., Suite 1010 • Uniondale, NY 11553 • 516.248.1700 • forchellilaw.com

April 1, 2026

Page 2 of 2

The Company hereby requests a temporary waiver of the Minimum Employment Requirement shortfall for 2025, with a proposed new effective date of the Minimum Employment Requirement starting December 31, 2026.

The Company is hopeful that the Tenant will meet the Minimum Employment Requirement sooner, but wants to ensure compliance going forward.

Please let me know if you require any further information. Thank you for your consideration of this request.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By: *John P. Gordon*
JOHN P. GORDON

JPG



Peter L. Curry
Partner

Direct Dial: 516.227.0772
Direct Fax: 516.336.2208
pcurry@farrellfritz.com

400 RXR Plaza
Uniondale, NY 11556
www.farrellfritz.com

Our File No.
25841-105

January 29, 2026

Town of Hempstead Industrial Development Agency
350 Front Street, Room 234-A
Hempstead, NY 11550
Attn: Mr. Michael Lodato
Deputy Agency Administrator

RE: Garden City 505, LLC

Mr. Lodato:

Enclosed please find the 2025 Annual Compliance report for the Stewart Ave premises owned by Garden City 505, LLC, together with 2025 Annual Compliance Data Information for each of Lifetime Brands, Inc. and Nassau County BOCES. Based upon the cumulative Data Information and the 6 full-time employees located in the Nassau Community College premises, the total job count is as follows:

Lifetime Brands, Inc.	186 FTE's
Nassau County BOCES	72 FTE's
Nassau County Community College	<u>6 FTE's</u>
TOTAL	264 FTE's

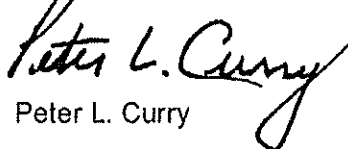
Please understand that, as a company which imports much of the products it sells, Lifetime Brands employment has been materially affected by the uncertainty regarding tariffs to be placed upon its manufacturing partners and the effect on pricing to its customers. Despite the current reduction in the number of its employees, Lifetime Brands continues to be fully invested in its headquarters and operations in the Town of Hempstead, and maintains a significant presence here.

At this time, Garden City 505, LLC requests a waiver of the shortfall in the jobs covenant contained in the agreements with the Hempstead IDA. We believe that the overall employment in 1000

Town of Hempstead IDA
Attn: Mr. Michael Lodato
January 29, 2026
Page 2

Stewart Avenue and 500 Endo Boulevard is an important economic asset to the Town, and will continue to be so throughout the remainder of the term of the Agency transaction.

Very truly yours,

A handwritten signature in black ink that reads "Peter L. Curry". The signature is written in a cursive style with a large, looping "P" and "C".

Peter L. Curry

PLC/ml



DAVIDOFF HUTCHER & CITRON LLP

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WRITER'S DIRECT: (646) 428-3270
E-MAIL: ntt@dhclegal.com

February 2, 2026

VIA FED EXPRESS & EMAIL

Hon. Fred Parola
Executive Director
Town of Hempstead Industrial Development Agency
350 Front Street, Room 234-A
Hempstead, NY 11550

Re: Gabrielli Inwood LLC/ Gabrielli Truck Sales Ltd. 2020 Facility:
2025 Job Covenant

Dear: Mr. Parola

As you know, our Firm represents Gabrielli Inwood LLC and Gabrielli Truck Sales Ltd. (collectively, "Gabrielli") in connection with that certain Amended and Restated Lease and Project Agreement with the Town of Hempstead Industrial Development Agency ("TOHDIA") dated as of October 1, 2020 (the "Project Agreement") for that certain property located at 31 Alameda Street, Inwood, New York (the "Project Facility").

According to Section 8.11 of the Project Agreement, Gabrielli is obligated to create and maintain at the Project Facility fifty (50) full-time equivalent employees as of December 31, 2023. In 2025, Gabrielli employed a total of **twenty-eight (28)** full-time equivalent employees directly at the Project Facility – a **forty percent (40%) increase from 2024**. These additional jobs are the result of Gabrielli's strategic realignment wherein Gabrielli relocated full time human resources and administrative positions from outside of the economic development area to the Facility.

Furthermore, Gabrielli is in the process of relocating its Municipal Sales Department to the Project facility. Doing so will create an **additional nine (9)** full time equivalent positions at the Project Facility. We expect to have at least **thirty-seven (37)** full time positions at the Project Facility by the end of 2026.

These additional jobs at the Project Facility represent significant progress toward Gabrielli's employment goal.

February 2, 2026

Page 2

In addition to Gabrielli's strategic realignment, Gabrielli is working diligently on recruitment and workforce development. Finding and training qualified employees who want to work full time requires more time and effort than ever before. To address this problem, and to demonstrate Gabrielli's good faith attempt to fully comply with the Project Agreement, Gabrielli has embarked on extensive and creative recruitment tools to find and train employees at the Project Facility.

These initiatives include the following:

1. Posting job openings on numerous online job boards, including Indeed.com and CareerBuilder.com;
2. Creating a referral program with Universal Institute (vocational school);
3. Creating a referral program with Lincoln Tech (vocational school);
4. Creating a referral program with New York Auto and Diesel Institute (vocational school);
5. Attending numerous tradeshow throughout Long Island; and
6. Developing a partnership with Nassau Community College for workforce development and job training.

In addition to Gabrielli's extensive recruitment efforts, the average salary, inclusive of fringe benefits, for our employees at the Project Facility is \$76,124.29. This wage is consistently higher than the market average, but necessary to recruit and maintain employees in this difficult job market.

Therefore, we request the TOHIDA grant forbearance for our 2025 employment shortfall. Thank you for your consideration.

Very truly yours,



Nicholas T. Terzulli

CC: Michael Lodato – mlodato@tohmail.org
Arlyn Eames – aeames@tohmail.org

NT:kp

Becker Real Estate Services, Inc.

50 Hempstead Ave.

Suite D

Lynbrook, NY 11563

516-887-0677

Memo

4/2/26

To: Arlyn Eames

From: Hilary H. Becker, CPM

Re: 50 Clinton St., Hempstead, NY PILOT (PAYMENT IN LIEU OF TAXES)

Dear Arlyn,

With respect to the employment shortfall at 50 Clinton St., Hempstead, NY, most of this can be attributed to the vacant 7th floor, which is currently designed for 20-30 “instant” or “coworking” office suites. This would accommodate almost 100-200 additional employees to the building’s employee list depending on the business types.

The space remains vacant due to a fire code issue, but we have been working on this matter and have obtained multiple bids for the installation of fire sprinklers on floors 2-6. Funding for the project is still pending, but we are hopeful that the project will be completed once new ownership is established.

Page 2

4/2/26

In addition, there has been a small reduction in the employment numbers due to one of the New York State leases that expired and was not renewed. This was about 2,000 square feet, and approximately 4-6 employees. Two other tenants have reduced operations and space requirements, but the actual workforce reduction was minimal.

Lastly, we continue to reinvest all the cash flow back into the property. There have been a significant number of projects that have been started and completed over the past 2-3 years since we took over the management. We feel that this has made an impact with respect to tenant retention, and tenant expansions when the opportunity has arisen.

Please don't hesitate to contact me if I can be of further assistance. Thank you.

SYNOPSIS OF 2025 ANNUAL COMPLIANCE DATA

TOTAL NUMBER OF PROJECTS REVIEWED: 72

TOTAL PROJECTS CLOSED IN 2025: 4

TOTAL DOLLAR AMOUNT OF PROJECTS CLOSED IN 2025: \$263,900,855.00

TOTAL CONSTRUCTION JOBS REPORTED FOR ALL PROJECTS IN 2025: 1,599

TOTAL CURRENT JOBS (Created and Retained)
FOR ALL REVIEWED PROJECTS IN 2025: 8,018

PROJECTS THAT DID MEET THEIR EMPLOYMENT THRESHOLD: 4

TOHIDA ANNUAL PROJECT ASSESSMENT 2025

(page 1 of 3)

Name of Company	Employment at Application	Current Employment	Cumulative Pilot Payments to Date
1 Serv Realty LLC	5.0	18.0	\$424,398.00
111 Hempstead Tpke LLC	0.0	6.0	\$771,088.00
159 Hanse Development LLC	50.0	0.0	\$180,000.00
2 Endo Boulevard LLC	102.5	114.0	\$730,000.00
206 Smith LLC/Regan Dev.	0.0	0.0	\$74,704.00
25 Wanser LLC	0.0	0.0	\$646,560.00
43-47 Broadway Realty LLC	0.0	8.5	\$370,000.00
875 Merrick LLC	0.0	0.0	\$275,550.00
900 Stewart Owner LLC	850.0	922.0	\$9,034,511.00
990 Stewart Owner LLC	650.0	706.0	\$6,128,719.85
Avalon Bay Communities Inc.	0.0	3.0	\$7,484,404.12
Avalon Bay Rockville Centre II	0.0	3.0	\$1,769,320.01
AVB Harbor Isle	0.0	6.0	\$616,000.00
B2K at Lynbrook	68.0	0.0	\$0.00
Beechwood Merrick LLC	0.0	74.5	\$1,169,036.00
Beechwood Portofino LLC	0.0	29.0	\$2,996,000.00
Brooke Pointe LLC	0.0	2.0	\$372,885.00
BSREP III 107 Charles Lindbergh Blvd LLC	0.0	9.0	\$722,039.00
Carmen Place Apts (commercial)	0.0	0.0	\$0.00
Carmen Place Apartments (residential)	0.0	0.0	\$0.00
Centennial Holdings	0.0	0.0	\$0.00
CenterPoint Inwood	0.0	0.0	\$0.00
CHSGN LI Hotel Partners LLC	0.0	38.0	\$5,090,045.00
City Autoplex	50.0	70.0	\$819,227.00
CLLI-6/303 Main Street	4.0	4.0	\$2,867,545.79
CLLI7-12/130 Hempstead Facility	4.0	4.0	\$2,031,244.00
Columbia Equipment	6.0	15.0	\$746,089.72
Covanta Hempstead	84.0	77.0	(PILOT through Town of Hempstead)
CPK Transportation	36.5	77.0	\$523,500.00
CS 750 West Merrick Road LLC	0.0	5.0	\$916,975.00
Dover Gourmet	100.0	114.5	\$1,463,403.38

TOHIDA ANNUAL PROJECT ASSESSMENT 2025

(page 2 of 3)

Name of Company	Employment at Application	Current Employment	Cumulative Pilot Payments to Date
Engel Burman at Garden City	0.0	90.0	\$2,390,865.65
Equity One/Regency Centers LP	0.0	530.5	\$23,578,882.00
Estella Housing LLC	0.0	0.0	\$0.00
FAD Henry	0.0	0.0	\$526,374.00
FDR Services	250.0	257.0	\$1,765,000.00
Flushing Bank	229.5	632.5	\$5,177,971.00
Gabrieli Inwood LLC	19.0	28.0	\$971,000.00
Garden City 505 LLC Amended	310.0	264.0	\$6,805,743.26
Gateway Universal	26.5	28.0	\$386,060.00
Green Acres Adjacent LLC	0.0	503.0	\$113,380,000.00
Harris Beach 50 Clinton	285.0	245.5	\$727,465.00
Hawthorne Owner LLC	3.0	4.0	\$3,614,728.00
Hempstead 209 LLC	0.0	17.0	\$378,195.00
Hempstead Village Housing	6.0	6.0	\$4,188,347.97
Inwood Property Development	0.0	0.0	\$0.00
JAEP Properties	0.0	0.0	\$0.00
JFK Logistics Center LLC	0.0	125.0	\$802,500.00
Lawrence Johnson Rd. LLC	0.0	71.0	\$3,085,756.00
Main Street Apartments	0.0	0.0	\$369,036.00
Maxima Real Estate/Barclay LLC	33.0	83.0	\$1,210,466.00
NBD Holding LLC	0.0	0.0	\$266,302.00
Nova Park/Angion	130.0	258.0	\$2,906,000.00
OLSL Lynbrook	65.5	56.5	(PILOT ended, just a Bond)
Parabit Realty	57.0	57.0	\$835,154.00
Park Lake Hempstead	9.0	9.0	\$2,645,500.00
Parkside Garden Villas LP	0.0	3.0	\$991,996.00
PGD Baldwin Commons	0.0	4.5	\$0.00
Prosperity Ave Holdings/Paul's Auto Collision	0.0	11.5	\$90,000.00
Rock 50 LLC	0.0	31.0	\$0.00
S&S Atlantic Realty	0.0	0.5	\$156,498.00

TOHIDA ANNUAL PROJECT ASSESSMENT 2025

Name of Company	Employment at Application	Current Employment	Cumulative Pilot Payments to Date
Terrace 100 LP	32.0	38.5	\$15,713,370.00
The Gardens at Buffalo	0.0	0.0	\$108,996.00
The Hillcrest of Floral Park	0.0	0.0	\$0.00
The Promenade 360	0.0	0.0	\$0.00
The Promenade at Central	0.0	3.0	\$397,758.00
The Vantage on Roosevelt	0.0	1.0	\$96,495.00
Valley Stream Green Acres LLC	2774.0	2400.0	\$126,500,000.00
Village Lofts LLC	0.0	2.5	\$745,200.00
Waterview Land Development	0.0	2.0	\$1,012,023.00
West Jamaica Holdings	0.0	2.5	\$0.00

Projects in italic - PILOT not started yet

Resolution : 2026-024

Adopted:

Ayes: Nays:

RESOLUTION

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

LIBDC CONFERENCE REGISTRATION Annual Conference 2026

WHEREAS, the Town of Hempstead Industrial Development Agency endeavors to continue to support business and community activities within the Town of Hempstead and on Long Island; and

WHEREAS, the Town of Hempstead Industrial Development Agency encourages its' board members and staff to interface with the business community; and

WHEREAS, the Agency has in the past supported the LIBDC to promote the sharing and exchanging of information with other influential business leaders, bankers and real estate brokers, etc;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Industrial Development Agency authorizes payment to Montauk Yacht Club in an amount not to exceed \$1,587.83 per person, for a maximum of six (6) people, and subject to the filing and approval of the necessary documentation, for the purpose of registration and attendance at the Long Island Business Development Annual Conference, October 15-17, 2026 at Montauk Yacht Club, 32 Star Island Road, Montauk.

Resolution Number: 2026-023

Adopted:

Ayes:

Nays:

Thomas Grech, Acting/ Vice Chairman



The Long Island Business Development Council proudly presents its 55th annual conference, bringing together business and government leaders for always-lively discussions in sessions on the region's top sectors, the economy and more, at Montauk Yacht Club, 32 Star Island Road, Montauk, October 15, 16 and 17, 2025.

Details on attending the conference follow and include reservation Guidelines and Reservation Form. All attendees (sponsors, LIBDC members or non-member individuals) wishing to reserve a room at Montauk Yacht Club for the conference **MUST** make a reservation with LIBDC by contacting Marlene McDonnell via marlene.mcdonnell@gmail.com. The Yacht Club will not accept reservations for this conference by phone or online. **All room reservations and payments will be processed by LIBDC.**

In order to secure and guarantee your room reservation, placement for golf or the bocce tournament as well as additional conference activities, please be sure to contact us as soon as you can.

In order to meet OUR contract deadlines and stipulations, we ask you to please note the following: There are specific changes to conference policy regarding cancelling a room or golf registration, general room reservation policy and guidelines for the specific dates you choose to attend.

Additionally, due to significantly increased costs, we must now require a registration fee for anyone wishing to play golf who is attending independently (and not included within a sponsorship's allowance of attendees). Golf Registration fee: \$150 per person.

***Rooms fill up quickly and reservations should be made as early as possible.
Accommodations at Montauk Yacht Club cannot be guaranteed after the deadline
It is the responsibility of late registrants to contact a nearby hotel for lodging***

DEADLINE for Conference registration is August 8, 2025.

***We are able to refund a room reservation until August 15, 2025.
After that date, NO refunds will be issued for any reason whatsoever
and your reservation will be considered forfeited***

***Room location is at the discretion of LIBDC
No room location may be changed once it has been assigned***

To discuss the registration process or your participation at the 55th Conference, contact LIBDC Administrator Marlene McDonnell via email: marlene.mcdonnell@gmail.com.
Questions? Call: 516-314-8982

We're looking forward to an especially informative and rewarding conference.

And, as always, we're looking forward to seeing you!

Mitch Pally
Co-Chair

Theodore P. Sasso, Jr.
Co-Chair

The Long Island Business Development Council

LONG ISLAND BUSINESS DEVELOPMENT COUNCIL

55th Annual Conference

October 15-17, 2025 ~ Montauk Yacht Club, Montauk

ATTEND THE CONFERENCE

**ALL ROOM PACKAGE RESERVATIONS/PAYMENTS WILL BE PROCESSED BY LIBDC.
NO PAYMENTS SHOULD BE SENT TO MONTAUK YACHT CLUB.**

A conference registration fee is required if you aren't a paid Corporate level LIBDC member or you are not included within a sponsorship's guest attendance allowance.

Rooms and meal packages at Montauk Yacht Club are **NOT** included within a sponsorship and must be reserved and paid for separately.

LIBDC provides a room reservation package that includes all meals during the conference: Wednesday cocktail hour and dinner; Thursday breakfast, lunch (on or off the golf course), cocktail hour and lobster buffet dinner; and Friday breakfast.

If you are attending the conference but do **not** intend to stay at the Montauk Yacht Club, you **MUST** pay a registration fee to attend the conference and **MUST** nevertheless reserve a meal plan OR the cost for meals on specific dates. **Conference registration fee is separate from your room reservation and meal plan choice.** Corporate level members or sponsor attendees pay no registration fee; registration fee for Individual member level – \$350; non-members – \$450. Meal plan for the three-day conference is \$655 per person.

We remind everyone: Rooms for this conference fill quickly. In order to secure and guarantee your room reservation, placement for golf or the bocce tournament as well as additional conference activities, please be sure to contact us as soon as you can.

Information follows on reserving a room for Wednesday, Oct 15 **only**, Thursday, Oct 16 **only** or **BOTH** nights; tax-exempt rates are also included.

****ALL MEALS ARE INCLUDED WITHIN THE PRICE OF A ROOM RESERVATION PACKAGE****

If you are attending the entire conference but will **not** have a reserved room at Montauk Yacht Club, you **MUST register to attend** and you **MUST reserve a meal plan OR follow the chart below for registration fee plus meal cost for specific dates attending**
Meal plan only, without hotel reservation, for the 3-day conference: \$655

If you are unable to attend the entire conference but wish to only attend on a specific day, the following fees apply:

Registration fee for any one of the three conference days: \$150, plus food cost below:

Wednesday 10/15 Cocktail Reception/Dinner ONLY	\$195
Thursday 10/16 ALL Day {breakfast, sessions, lunch, reception/dinner}	\$390
Friday 10/17 Session plus breakfast	\$ 70

LONG ISLAND BUSINESS DEVELOPMENT COUNCIL

55th Annual Conference

October 15-17, 2025 ~ Montauk Yacht Club, Montauk

CONFERENCE ROOM RESERVATION FORM

TO ATTEND, COMPLETE ROOM REGISTRATION FORM AND RETURN TO:

LIBDC: Marlene McDonnell – marlene.mcdonnell@gmail.com

**RESERVATIONS MUST BE SECURED USING CHECK OR CREDIT CARD
PRIOR TO CONFERENCE**

**RESERVATIONS MADE USING A CHECK WILL BE CONSIDERED "ON HOLD"
AND ARE NOT GUARANTEED UNTIL PAYMENT IS RECEIVED**

DEADLINE FOR RESERVING ROOM PACKAGE: AUGUST 8, 2025

**DEADLINE FOR REFUNDS: AUGUST 15, 2025. REGISTRATION IS BINDING FOR THIS CONFERENCE AND NO
REFUNDS WILL BE ISSUED AFTER THIS DATE. NOT ATTENDING IS A FORFEITURE OF ANY AND ALL
RESERVATION COSTS ALREADY PAID.**

CONFERENCE REGISTRATION FEES

- I'm a sponsor - registrants are covered within my sponsorship attendee allowance
- Individual LIBDC membership \$350
- Non-member \$450
- Golf Registration Fee (applies to independent attendees not within sponsorship) \$150 per person

CONFERENCE MEAL PLAN

- I'm reserving room at the conference – meals are included
- I'm not reserving room at the conference – meal plan cost for entire conference \$655
- I'm attending on specific date – registration fee and meal cost applies (see information above)

CONFERENCE GOLF OUTING

- I'm a sponsor – registrants are covered up to my sponsorship attendee allowance
- I'm an independent attendee (not within sponsorship) – Golf Registration Fee of \$150 applies

PAYMENT METHOD

- I will make payment using a personal/company check --
Make check payable to and mail to:
Long Island Business Development Council, P.O. Box 204, Commack NY 11725
- I will make payment using a credit card – information is below
A 3.5% processing fee is applied to each credit card transaction

ROOM RESERVATION=A 3.5% processing fee is applied to all credit card transactions

ENTIRE CONFERENCE/BOTH NIGHTS – WEDNESDAY, OCT 15 AND THURSDAY, OCT 16, Includes meals

_____ SINGLE ROOM/1 PERSON – \$1,587.83

_____ DOUBLE ROOM – \$1,130.55 **each person** – Total \$2,261.10 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$1,465.65

_____ TAX EXEMPT DOUBLE ROOM – \$1,044.70 **each person** – Total \$2,089.40 double occupancy--Indicate who will share room: _____

WEDNESDAY NIGHT ONLY, OCT 15 Includes meals

_____ SINGLE ROOM/1 PERSON – \$834.31

_____ DOUBLE ROOM – \$605.67 **each person** – Total \$1,211.34 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$770.01

_____ TAX EXEMPT DOUBLE ROOM – \$559.54 **each person** – Total \$1,190.08 double occupancy--Indicate who will share room: _____

THURSDAY NIGHT ONLY, OCT 16 Includes meals

_____ SINGLE ROOM/1 PERSON – \$753.52

_____ DOUBLE ROOM – \$524.88 **each person** – Total \$1,049.76 double occupancy

_____ TAX EXEMPT -- SINGLE ROOM/1 PERSON – \$695.64

_____ TAX EXEMPT DOUBLE ROOM – \$485.17 **each person** – Total \$970.33 double occupancy--Indicate who will share room: _____

PLEASE NOTE: SPOUSES/PARTNERS ATTENDING AND STAYING IN ROOM WITH CONFERENCE ATTENDEE WILL BE CONSIDERED DOUBLE OCCUPANCY – ROOM AND MEAL PACKAGE WILL BE CHARGED ACCORDINGLY WHETHER OR NOT GUEST OR SPOUSE ATTENDS THE CONFERENCE PROGRAMS

Company _____

Address _____

Contact Name _____

Phone _____ Email _____

Credit Card # _____ Expire Date _____ SEC Code _____

ROOM(S) RESERVED FOR: NAME

COMPANY

_____ GOLF/BOCCE

_____ GOLF/BOCCE

_____ GOLF/BOCCE

_____ GOLF/BOCCE

Golf/Bocce participants must be registered for conference and MUST pre-register for activity of choice.

CONFERENCE REGISTRATION BEGINS AT 1 P.M. WEDNESDAY 10/15

ROOM CHECK-IN BEGINS AT 4 P.M. ROOM CHECK-OUT AT 11 A.M.

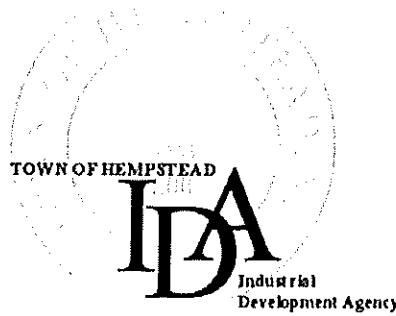
Contact Marlene McDonnell, Administrator, Long Island Business Development Council

marlene.mcdonnell@gmail.com ~ 516-314-8982

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

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

4:02 PM

04/13/26

Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of April 14, 2026

Apr 14, 26

ASSETS

Current Assets

Checking/Savings

200-22 · Checking (FNBLI)187009667	10,000.00
200-21 · Oper Invest MM(FNBLI) 186702577	423,669.51
200-20 · Severance (FNBLI) 186702585	540,870.92
200-19 · HlthRetirement (FNBLI)186702593	2,352,969.73
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	95,904.82
200-14 · BankofAmerica MMS - 9419794402	2,296,841.07

Total 200 · Cash 2,392,809.60

Total Checking/Savings 5,720,319.76

Other Current Assets

490-00 · Interest due from PILOT account	-150,777.80
380-01 · Accounts Recievable	6,960.40

Total Other Current Assets -143,817.40

Total Current Assets 5,576,502.36

Fixed Assets

400-00 · Furniture & Fixtures

400-02 · Accumulated Depreciation	-30,464.65
400-01 · Furniture and Fixtures	33,542.55

Total 400-00 · Furniture & Fixtures 3,077.90

450-00 · Leasehold improvement

450-02 · Accumulated Amort.	-91,024.40
450-03 · 2009 Leasehold improvements	84,273.98
450-02 · Accum. Amortization - 2009 LHI	-7,389.76
450-01 · Leasehold Improvements	14,140.00

Total 450-00 · Leasehold improvement -0.18

400-100 · Machinery & equip.

400-102 · A/D - Equipment	-17,896.00
400-101 · Equipment	27,987.00

Total 400-100 · Machinery & equip. 10,091.00

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

Total Fixed Assets 13,168.72

Other Assets

Deferred outflows of resources

700-6 · Change in assumptions OPEB	646,163.00
700-5 · Diff expected & actual OPEB	452,543.00
700-4 · Change in assumptions	7,989.00
700-2 · Net diff between projected/act	14,945.00
700-3 · Diff - expect/actual exp GASB68	47,280.00
700-1 · Changes in Agency cont GASB68	33,879.00

Total Deferred outflows of resources 1,202,799.00

Total Other Assets 1,202,799.00

TOTAL ASSETS

6,792,470.08

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

550-00 · Accrued Expenses -1,069.82

4:02 PM

04/13/26

Accrual Basis

Town of Hempstead I. D. A.
Balance Sheet
As of April 14, 2026

	<u>Apr 14, 26</u>
602-00 · Payroll Liabilities	
602-09 · NY Unemployment	-1,681.75
602-08 · Deferred Compensation	412.50
602-01 · Retirement W/H	115.12
602-06 · Retirement Loan	370.00
602-07 · Disability W/H	49.20
Total 602-00 · Payroll Liabilities	<u>-734.93</u>
Total Other Current Liabilities	<u>-1,804.75</u>
Total Current Liabilities	-1,804.75
Long Term Liabilities	
Deferred inflows of resources	
500-5 · Changes in assumption OPEB	261,998.00
500-2 · Change in pro - employer & prop	11,618.00
500-1 · Difference between expect/act	33,786.00
Total Deferred inflows of resources	<u>307,402.00</u>
605 · Net pension liability - pro. sh	190,487.00
603-00 · Postretirement health benefits	2,363,702.00
602 · -10 Compensated absences	162,391.24
Total Long Term Liabilities	<u>3,023,982.24</u>
Total Liabilities	3,022,177.49
Equity	
3000 · Opening Bal Equity	498,864.39
909-00 · Fund Balance	3,315,548.04
Net Income	-44,119.84
Total Equity	<u>3,770,292.59</u>
TOTAL LIABILITIES & EQUITY	<u><u>6,792,470.08</u></u>

4:07 PM

04/13/26

Accrual Basis

Town of Hempstead I. D. A.
Account QuickReport
 As of April 14, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							107,442.30
200-13 - Bank of America - 9419794381-Ck							107,442.30
Check	03/26/2026	31754	Optimum	07858-547683...	522-07 - Office ...	-309.68	107,132.62
Check	03/26/2026	31755	Primo Brands	Account# 042...	522-07 - Office ...	-42.98	107,089.64
Check	03/26/2026	31756	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	106,859.06
Check	03/30/2026	electro...	NYS Deferred Comp...	March 2026 (2...	-SPLIT-	-825.00	106,034.06
Check	03/30/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 M...	-SPLIT-	-970.24	105,063.82
Check	03/31/2026	31757	Sheehan & Company	Invoice Audite...	522-04 - Accou...	-31,200.00	73,863.82
Check	03/31/2026	31758	Town of Hemsplead - ...	Postage Febru...	522-19 - Postag...	-264.47	73,599.35
Check	04/01/2026	31759	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-11,300.85	62,298.50
Check	04/02/2026	31760	Town of Hemsplead - ...	Postage Marc...	522-19 - Postag...	-156.80	62,141.70
Transfer	04/02/2026			Funds Transfe...	200-14 - Bankof...	60,000.00	122,141.70
Check	04/03/2026	52728	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,821.61	120,320.09
Check	04/03/2026	52729	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-670.22	119,649.87
Check	04/03/2026	52730	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-1,076.61	118,573.26
Check	04/03/2026	52731	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	115,289.96
Check	04/03/2026	52732	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	112,200.11
Check	04/03/2026	52733	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	109,943.55
General Journal	04/03/2026	2027 ...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-6,090.90	103,852.65
Check	04/03/2026	31761	Newsday Media Group	Acct. 088764...	522-22 - Public ...	-728.00	103,124.65
Check	04/03/2026	31762	DGS - Reproduction ...	Invoice#46591...	522-21 - Printing	-96.48	103,028.17
Check	04/10/2026	electro...	PAYCHEX	Account# 001...	2100-01 - PAY...	-509.60	102,518.57
Check	04/13/2026	31763	TOH Dept of General...	RENT April 20...	522-12 - Rent E...	-6,063.75	96,454.82
Check	04/13/2026	31764	Fevola Reporting & T...	Invoice # 2150...	522-22 - Public ...	-550.00	95,904.82
Total 200-13 - Bank of America - 9419794381-Ck						-11,537.48	95,904.82
Total 200 - Cash						-11,537.48	95,904.82
TOTAL						-11,537.48	95,904.82

4:10 PM

04/13/26

Accrual Basis

Town of Hempstead I. D. A. Account QuickReport As of April 14, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							127,147.44
200-13 · Bank of America - 9419794381-Ck							127,147.44
Check	03/19/2026	31752	Emerald Document I...	Acct# Hempst...	522-07 · Office ...	-695.00	126,452.44
Check	03/19/2026	31753	Fevola Reporting & T...	Invoice # 7842...	522-22 · Public ...	-550.00	125,902.44
Check	03/20/2026	52722	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,977.22	123,925.22
Check	03/20/2026	52723	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-638.11	123,287.11
Check	03/20/2026	52724	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-1,031.19	122,255.92
Check	03/20/2026	52725	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.31	118,972.61
Check	03/20/2026	52726	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,169.86	115,802.75
Check	03/20/2026	52727	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.57	113,546.18
General Journal	03/20/2026	2026 ...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-6,103.88	107,442.30
Check	03/26/2026	31754	Optimum	07858-547683...	522-07 · Office ...	-309.68	107,132.62
Check	03/26/2026	31755	Primo Brands	Account# 042...	522-07 · Office ...	-42.98	107,089.64
Check	03/26/2026	31756	AFLAC	NQR44- Invoic...	602-11 · AFLA...	-230.58	106,859.06
Check	03/30/2026	electro...	NYS Deferred Comp...	March 2026 (2...	-SPLIT-	-825.00	106,034.06
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Check	04/03/2026	52729	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-670.22	119,649.87
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Check	04/03/2026	52731	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	115,289.96
Check	04/03/2026	52732	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	112,200.11
Check	04/03/2026	52733	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	109,943.55
General Journal	04/03/2026	2027 ...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-6,090.90	103,852.65
Check	04/03/2026	31761	Newsday Media Group	Acct. 088764...	522-22 · Public ...	-728.00	103,124.65
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Check	04/10/2026	electro...	PAYCHEX	Account# 001...	2100-01 · PAY...	-509.60	102,518.57
Check	04/13/2026	31763	TOH Dept of General...	RENT April 20...	522-12 · Rent E...	-6,063.75	96,454.82
Check	04/13/2026	31764	Fevola Reporting & T...	Invoice # 2150...	522-22 · Public ...	-550.00	95,904.82
Total 200-13 · Bank of America - 9419794381-Ck						-31,242.62	95,904.82
Total 200 · Cash						-31,242.62	95,904.82
TOTAL						-31,242.62	95,904.82