

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
Old Courthouse, 350 Front Street, 2<sup>nd</sup> Floor  
Tuesday, June 23, 2026, 9:00 a.m.  
AGENDA**

A livestream of the meeting may also be viewed at [www.tohida.org](http://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](http://www.tohida.org).

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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:**

- Consideration of an Approval for an Amended Mortgage for **The Gardens at Buffalo**, 80 Albany Avenue, Freeport

**Village of Hempstead:** None

**NEW BUSINESS - Applications, Transaction Resolutions and Presentations:**

- Consideration of a Tenant Consent for **Valley Stream Green Acres – Fabulous Optical**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres – Mavis Tire Supply LLC**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres – Clique Gam 2015 Inc. dba Clique**, 2034 Green Acres Mall, Valley Stream

**NEW BUSINESS - Other:**

- CEO's Report

**OLD BUSINESS:** NONE

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

- Consideration and Adoption of the Minutes of May 19, 2026

**REPORT OF THE TREASURER:**

- Financial Statements and Expenditure List: May 13, 2026 – June 16, 2026

**COMMITTEE UPDATES :**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

**HARRIS BEACH MURTHA**  
ATTORNEYS AT LAW

THE OMNI  
333 EARLE OVINGTON BLVD, SUITE 901  
UNIONDALE, NEW YORK 11553  
516.880.8484

**JACK M. MARTINS**  
MEMBER  
DIRECT: 516.880.8399  
FAX: 516.880.8483  
JMARTINS@HARRISBEACHMURTHA.COM

June 16, 2026

Michael Lodato  
Deputy Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead NY 111550

Re: The Gardens at Buffalo LLC ( The Gardens at Buffalo 2023 Facility)

Dear Michael,

As you are aware, I am counsel to The Gardens at Buffalo, LLC (the "Company"), which is the owner/developer of the above-referenced project (the "Project").

As previously discussed, permitting issues and market-related challenges associated with the potential issuance of tax-exempt debt have caused the construction of the Project to take longer than anticipated.

The Company has obtained a binding loan commitment for conventional construction financing and is ready to close forthwith.

In keeping with the requested financing, the Owner is requesting administrative relief from the Town of Hempstead Industrial Development Agency (the "Agency") of an additional \$99,000.00 in mortgage recording tax abatement benefit, corresponding to \$13,200,000.00 of additional principal eligible for exemption.

For context, the total current loan amount is \$63,000,000.00. Of this, approximately \$12,500,000 is fully exempt from mortgage recording tax as the tax was previously paid at acquisition. The TOHIDA has previously approved \$229,399.00 in mortgage recording tax abatement, corresponding to \$30,586,495.00 in loan principal. This allocation has not yet been utilized.

The Gardens at Buffalo LLC  
June 16, 2026  
Page 2

With the additional \$99,000.00 in mortgage recording tax abatement benefit, the total abatement benefit would increase to \$328,399.00 which corresponds to \$43,786,495.00 in loan principal. This additional amount is necessary to provide the financing necessary for the project's refinance.

It is respectfully requested that these matters be placed on the Agency's June calendar for consideration by the Agency.

Thank you.

Very truly yours,

  
Jack M. Martins

JMM:cg



June 8, 2026

DIRECT DIAL: (602) 953-6323  
E-MAIL: [Lyndsey.Fuller@macerich.com](mailto:Lyndsey.Fuller@macerich.com)

Via email [arlyeam@hempsteadny.gov](mailto:arlyeam@hempsteadny.gov)

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

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

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Certilman Balin Adler & Hyman, LLP, attached please find sent directly to you a copy of the tenant sublease for your approval in accordance with Section 9.3 of the Lease Agreement dated May 1, 2015 for the above referenced location ("Valley Stream Green Acres Lease") related to the following:

- **Size of Premises:** 1,810 square feet
- **Tenant:** Fabulous Optical
- **Address:** 2034 Green Acres Mall, Space #0066A, Valley Stream, NY 11581-1545
- **Estimated employees:** 5
- **Average Hourly Wage:** \$48.08

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Valley Stream Green Acres Lease as indicated in Nancy Rendos' 7/15/15 memo to you.

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

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at (602) 953-6323.

Sincerely,

Lyndsey Fuller,  
AVP, Real Estate Counsel

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



June 10, 2026

Via email [arlyeam@hempsteadny.gov](mailto:arlyeam@hempsteadny.gov)

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

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

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Greenberg Traurig LLP, attached please find sent directly to you a copy of the tenant sublease for your approval in accordance with Section 9.3 of the Lease Agreement dated May 1, 2015, for the above referenced location ("Valley Stream Green Acres Lease") related to the following:

- **Size of Premises:** 10,500 Square Feet
- **Tenant:** Mavis Tire Supply, LLC, d/b/a Mavis Discount Tire
- **Address:** 690 Sunrise Highway, Valley Stream NY 11581
- **Estimated employees:** 10-12 FTE
- **Estimated average salaries:** Around \$820,000 Annually based on 12 FTE

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Valley Stream Green Acres Lease as indicated in Nancy Rendos' 7/15/15 memo to you.

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

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

Sincerely,

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

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

  
**STRATEGIC LEASING**  
LAW GROUP

June 11, 2026

Via email [arlyeam@hempsteadny.gov](mailto:arlyeam@hempsteadny.gov)

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

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

Dear Ms. Eames:

In accordance with instructions from Daniel Baker of Greenberg Traurig LLP, attached please find sent directly to you a copy of the tenant sublease for your approval in accordance with Section 9.3 of the Lease Agreement dated May 1, 2015 for the above referenced location ("Valley Stream Green Acres Lease") related to the following:

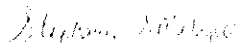
- **Size of Premises: 4,562**
- **Tenant: Clique GAM 2015 Inc.**
- **Address: 2034 Green Acres Mall, Space #0067B, Valley Stream, NY 11581-1545**
- **Estimated employees: 5**
- **Estimated annual payroll: \$360,000.00**

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Valley Stream Green Acres Lease as indicated in Nancy Rendos' 7/15/15 memo to you.

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

Please confirm your approval of the lease and execution of the resolution by the TOHIDA approving the lease by a reply email to me so I may proceed with execution of the tenant sublease as soon as possible. If you have any questions in the meantime, please do not hesitate to contact me at 312.651.6435.

Sincerely,



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

## CEO's REPORT June 23, 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 3<sup>rd</sup> 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 16<sup>th</sup> 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 CLOSED 4/24/2026

**\*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. An authorization Resolution was adopted on 4/21/2026.

**\*BDC Valley Stream:** The Developer seeks to construct 132 units of residential housing for seniors ages 55 and over (affordable workforce housing in the Village of Valley Stream) The cost of the project is \$60,297 million. By the second year, four (4) part-time positions will be created. Contacts: Kenneth Cole, Manager of BDC Valley Stream (516-745-0150), Counsel Harris Beach Murtha, Jack Martins Esq. Counsel assigned. (516-880-8399)

**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 will 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.

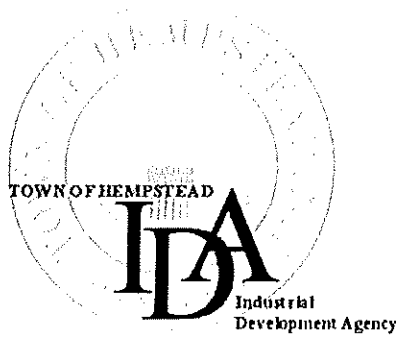
#### **INACTIVE PROJECTS:**

**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)

Frederick E. Parola  
Chief Executive Officer



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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
May 19, 2026, 9:00 a.m.  
Old Court Room, 350 Front Street, 2<sup>nd</sup> Floor, Hempstead

**Agenda: Village Business: Village of Freeport: None, Village of Hempstead: New Business:** – Consideration of a Sales Tax Exemption Extension (of time only) for Inwood Property Development, 356 Bayview Avenue, Inwood, Consideration of an Inducement Resolution for 150 Sunrise Highway LLC, Consideration of a Tenant Consent for Valley Stream Green Acres – Escapology, 750 Sunrise Highway, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Zumiez, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Leaf Federal Credit Union, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Valley Stream – Claire’s, 2034 Green Acres Mall, Valley Stream, Consideration and re-adoption of the By Laws, Consideration and re-adoption of the Travel Policy, Consideration and re-adoption of the Recapture and Termination Policy, Consideration and re-adoption of the Retail Policy, Consideration and re-adoption of the Fee Schedule, Consideration and re-adoption of the Personnel Handbook, Consideration and re-adoption of the Whistleblower/Code of Conduct Policy, Consideration and re-adoption of the Time and Leave Policy, Consideration and re-adoption of the Time and Leave Policy, Consideration of a Notary Public License Renewal for Michael Lodato, **Other - CEO’s Report, Old Business: None, Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of April 21, 2026, **Report of the Treasurer:** Financial Statements and Expenditure List: April 15, 2026 – May 12, 2026, Committee Updates, Executive Session, Adjournment

Those in attendance:

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

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

Excused:

Robert Bedford, Board Member

The meeting was called to order at 9:01 a.m. The Chairman declared a quorum was present.

**Public Comment:** The Chairman opened the floor to comments by the public. There was no public comment.

**Village of Freeport:** No New Business

**Village of Hempstead:** No New Business

**New Business:**

**Consideration of a Sales Tax Exemption Extension (of time only) for Inwood Property Development, 356 Bayview Avenue, Inwood:** Isaiah Moultrie the business owner addressed the board. On behalf of Inwood Property Development, he respectfully requested an extension and/or renewal of the current sales tax exemption associated with the development project. The time needed extension is from May 19<sup>th</sup>, 2026, through November 30<sup>th</sup>, 2026, and they have \$8,643,769.22 remaining on their original exemption. As part of the original obligation under the agreement, several required purchases and project components were intended to be completed within the designated time frame. Unfortunately, due to delays involving the availability and readiness of necessary items and materials, these components were not available until recently. The company remains fully committed to fulfilling all obligations related to the project and are actively moving forward with completion of the outstanding requirements at this time. The requested extension and/or renewal would provide the necessary time to finalize these items while continuing to support the success and stability of the development. This project continues to represent an important investment within the Inwood community by contributing to housing opportunities, economic growth, and neighborhood improvement efforts. Tom Grech made a motion to approve a Sales Tax Exemption Extension (of time only) for Inwood Property Development, 365 Bayview Avenue, Inwood. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

**Consideration of an Inducement Resolution for 150 Sunrise Highway LLC, 144-150 Sunrise Highway, Rockville Centre:** Peter Curry from Farrell Fritz P.C., the attorney for the applicant addressed the board. The applicant seeks to construct a 3 story, 63 suite Hampton Inn by Hilton Hotel consisting of 29,922 square feet on .45 acres of currently vacant land. The rooms will be a mix of Primarily queen and king beds. This project will create (25) full time employees and (40) construction jobs. The applicant is seeking a 20-year PILOT, Sales Tax Exemption, and Mortgage Recording Tax Exemptions. Eric Mallette made a motion to approve an Inducement Resolution for 150 Sunrise Highway LLC, 144-150 Sunrise Highway, Rockville Centre. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres – Escapology, 750 Sunrise Highway, Valley Stream–** Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – Escapology Operations LLC, Valley Stream, Green Acres LLC. The tenant will occupy approximately 4,463 square feet of space and create approximately (16) employees. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Zumiez:** Jill Mollitor made a motion to approve a Tenant Consent for Valley Stream Green Acres – Zumiez., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 2,646 square feet of space and create approximately (10) employees. This motion was seconded by Rev. Eric Mallette. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Four Leaf Federal**

**Credit Union:** Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – Four Leaf Federal Credit Union, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 1997 square feet of space and create approximately (3) employees. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Claire's:**

Jack Majkut made a motion to approve a Tenant Consent for Valley Stream Green Acres – Claire's., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 12,994 square feet of space and create approximately (31) full-time jobs. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**The following five resolutions were adopted together:**

**Consideration of the Agency By-Laws:** Eric Mallette made a motion to adopt the Agency's By-Laws, as approved by the Governance Committee. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of the Travel Policy:** Eric Mallette made a motion to adopt the Agency's Travel Policy, as approved by the Governance Committee. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of the Recapture /Termination Policy:** Eric Mallette made a motion to adopt the Agency's Recapture and Termination Policy, as approved by the Governance Committee. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of the Retail Policy:** Eric Mallette made a motion to adopt the Agency's Retail Policy, as approved by the Governance Committee. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of the Fee Schedule:** Eric Mallette made a motion to adopt the Agency's Fee Schedule, as approved by the Governance Committee. This motion was seconded by Tom Grech. All were in favor. Motion carried.

**Consideration of the Personnel Handbook:** Jill Mollitor made a motion to adopt the Agency's Personnel Handbook, as approved by the Governance Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration of the Code of Conduct/Whistleblower Policy:** Jill Mollitor made a motion to adopt the Agency's Code of Conduct/Whistleblower Policy, as approved by the Audit Committee. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

**Consideration of the Time and Leave Policy:** Jerry Kornbluth made a motion to adopt the Agency's Time and Leave Policy, as approved by the Time and Leave Committee. This motion was seconded by Guy Savia. All were in favor. Motion carried.

**Consideration of a Notary Public License Renewal for Michael Lodato:** Jerry Kornbluth made a motion reimburse Michael Lodato for a Notary Public License Renewal. For a maximum amount of \$60.00. This motion was seconded by Jack Majkut. All were in favor. Motion carried.

**New Business -Other:**

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

**Old Business:**

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

**Minutes of April 21, 2026, Board Meeting:** Eric Mallette made a motion to waive the reading and adopt the minutes of April 21, 2026. This motion was seconded by Guy Savia. All were in favor. Motion carried.

**Report of the Treasurer:** The Board was furnished with copies of the Financial Statements and Expenditure list for April 15, 2026 -May 12, 2026.

**Committee Updates:** There were no updates.

**Executive Session:** None

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

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Jack Majkut, Secretary  
June 23, 2026

9:20 AM  
 06/16/26  
 Accrual Basis

**Town of Hempstead I. D. A.**  
**Account QuickReport**  
 As of June 16, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>200 · Cash</b>							<b>101,660.90</b>
<b>200-13 · Bank of America - 9419794381-Ck</b>							<b>101,660.90</b>
Check	05/15/2026	52746	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,860.35	99,800.55
Check	05/15/2026	31773	The New York Times	VOID: Subscri...	522-05 · Dues ...	0.00	99,800.55
General Journal	05/15/2026	May 5/...	The New York Times	For CHK 3177...	522-05 · Dues ...	-92.40	99,708.15
General Journal	05/15/2026	May 5/...	The New York Times	Reverse of GJ...	522-05 · Dues ...	92.40	99,800.55
Check	05/15/2026	31774	The New York Times	Subscription A...	522-05 · Dues ...	-92.40	99,708.15
Check	05/16/2026	52747	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-702.32	99,005.83
Check	05/16/2026	52748	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-804.05	98,201.78
Check	05/16/2026	52749	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	94,918.48
Check	05/16/2026	52750	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	91,828.63
Check	05/16/2026	52751	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.57	89,572.06
General Journal	05/16/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,961.66	83,610.40
Check	05/18/2026	31775	Long Island Business...	LIBDC Confer...	522-06 · Meetin...	-1,490.65	82,119.75
Check	05/20/2026	31776	Long Island Business...	LIBDC Confer...	522-06 · Meetin...	-1,490.65	80,629.10
Check	05/20/2026	31777	Lodato, Michael	Renewal of No...	522-07 · Office ...	-60.00	80,569.10
Check	05/21/2026	31778	AFLAC	NQR44- Invoic...	602-11 · AFLA...	-230.58	80,338.52
Check	05/27/2026	31779	Optimum	07858-547683...	522-07 · Office ...	-309.68	80,028.84
Check	05/28/2026	52756	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	76,745.54
Check	05/29/2026	52752	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,997.25	74,748.29
Check	05/29/2026	52753	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-638.12	74,110.17
Check	05/29/2026	52754	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-804.05	73,306.12
Check	05/29/2026	52756	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.86	70,216.26
Check	05/29/2026	52757	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	67,959.70
General Journal	05/29/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-7,990.30	59,969.40
Check	05/29/2026	52758	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-5,906.78	54,062.62
Check	05/29/2026	52755	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	50,779.32
Check	05/29/2026	31780	Primo Brands	Account# 042...	522-07 · Office ...	-42.98	50,736.34
Check	05/29/2026	electro...	NYS Deferred Comp...	May 2026 (2) ...	-SPLIT-	-1,237.50	49,498.84
Check	06/01/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 M...	-SPLIT-	-1,455.36	48,043.48
Check	06/01/2026	31781	TOH Department of ...	Health Ins. - I...	522-70 · Health...	-11,300.85	36,742.63
Check	06/02/2026	31782	Camoin Associates	Inv. #21868 15...	522-77 · Cost B...	-7,000.00	29,742.63
Transfer	06/02/2026			Funds Transfe...	200-14 · Bankof...	60,000.00	89,742.63
Check	06/04/2026	31783	Town of Hempstead ...	Postage May ...	522-19 · Postag...	-77.32	89,665.31
Check	06/10/2026	electro...	PAYCHEX	Account# 001...	2100-01 · PAY...	-448.80	89,216.51
Check	06/10/2026	31784	The New York Times	Subscription A...	522-05 · Dues ...	-92.40	89,124.11
Check	06/12/2026	52759	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,860.35	87,263.76
Check	06/12/2026	52761	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-667.76	86,596.00
Check	06/12/2026	52760	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-670.20	85,925.80
Check	06/12/2026	52762	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	82,642.50
Check	06/12/2026	52763	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	79,552.65
Check	06/12/2026	52764	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	77,296.09
General Journal	06/12/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 · FICA ...	-5,885.62	71,410.47
Check	06/12/2026	31785	TOH Dept of General...	RENT June 20...	522-12 · Rent E...	-6,063.75	65,346.72
<b>Total 200-13 · Bank of America - 9419794381-Ck</b>						<b>-36,314.18</b>	<b>65,346.72</b>
<b>Total 200 · Cash</b>						<b>-36,314.18</b>	<b>65,346.72</b>
<b>TOTAL</b>						<b>-36,314.18</b>	<b>65,346.72</b>

9:10 AM

06/16/26

Accrual Basis

**Town of Hempstead I. D. A.**  
**Balance Sheet**  
**As of June 16, 2026**

	Jun 16, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
200-22 · Checking (FNBLI)187009667	10,000.00
200-21 · Oper Invest MM(FNBLI) 186702577	441,767.48
200-20 · Severance (FNBLI) 186702585	541,089.76
200-19 · HlthRetirement (FNBLI)186702593	2,353,941.03
<b>200 · Cash</b>	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	65,346.72
200-14 · BankofAmerica MMS - 9419794402	2,353,784.09
<b>Total 200 · Cash</b>	2,419,194.52
<b>Total Checking/Savings</b>	5,765,992.79
<b>Other Current Assets</b>	
490-00 · Interest due from PILOT account	-150,777.80
380-01 · Accounts Recievable	6,960.40
<b>Total Other Current Assets</b>	-143,817.40
<b>Total Current Assets</b>	5,622,175.39
<b>Fixed Assets</b>	
<b>400-00 · Furniture &amp; Fixtures</b>	
400-02 · Accumulated Depreciation	-30,464.65
400-01 · Furniture and Fixtures	33,542.55
<b>Total 400-00 · Furniture &amp; Fixtures</b>	3,077.90
<b>450-00 · Leasehold improvement</b>	
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
<b>Total 450-00 · Leasehold improvement</b>	-0.18
<b>400-100 · Machinery &amp; equip.</b>	
400-102 · A/D - Equipment	-17,896.00
400-101 · Equipment	27,987.00
<b>Total 400-100 · Machinery &amp; equip.</b>	10,091.00
<b>400-051 · Computer equip.</b>	
400-04 · Accumulated Dep. - Computer	-3,929.02
400-05 · Computer Equipment	3,929.02
<b>Total 400-051 · Computer equip.</b>	0.00
<b>Total Fixed Assets</b>	13,168.72
<b>Other Assets</b>	
<b>Deferred outflows of resources</b>	
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
<b>Total Deferred outflows of resources</b>	1,202,799.00
<b>Total Other Assets</b>	1,202,799.00
<b>TOTAL ASSETS</b>	6,838,143.11
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
550-00 · Accrued Expenses	-1,069.82

9:10 AM  
 06/16/26  
 Accrual Basis

**Town of Hempstead I. D. A.**  
**Balance Sheet**  
 As of June 16, 2026

	Jun 16, 26
<b>602-00 · Payroll Liabilities</b>	
602-11 · AFLAC WITHHOLDING	115.29
602-09 · NY Unemployment	-1,862.88
602-08 · Deferred Compensation	712.50
602-01 · Retirement W/H	115.12
602-02 · Fed'L Income Tax W/H	377.83
602-03 · State Income Tax W/H	207.53
602-04 · FICA Tax W/H Social Sec.	279.95
602-05 · FICA Tax W/H Medicare	65.47
602-06 · Retirement Loan	370.00
602-07 · Disability W/H	94.20
<b>Total 602-00 · Payroll Liabilities</b>	<b>475.01</b>
<b>Total Other Current Liabilities</b>	<b>-594.81</b>
<b>Total Current Liabilities</b>	<b>-594.81</b>
<b>Long Term Liabilities</b>	
<b>Deferred inflows of resources</b>	
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
<b>Total Deferred inflows of resources</b>	<b>307,402.00</b>
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
<b>Total Long Term Liabilities</b>	<b>3,023,982.24</b>
<b>Total Liabilities</b>	<b>3,023,387.43</b>
<b>Equity</b>	
3000 · Opening Bal Equity	498,864.39
909-00 · Fund Balance	3,315,548.04
Net Income	343.25
<b>Total Equity</b>	<b>3,814,755.68</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>6,838,143.11</b>

OPINIONS

The lessons our leaders should take from the LIRR strike

The three-day Long Island Rail Road strike last month did more than disrupt commuters. It highlighted just how interconnected New York City and Long Island truly are.

For 72 hours, the effects rippled across the entire metropolitan region. Workers struggled to get to their jobs. Businesses lost customers and productivity. Restaurants saw cancellations. Meetings were missed. Supply chains slowed.

State Comptroller Tom DiNapoli estimated that the work stoppage cost as much as \$61 million per day in lost economic activity.

The losses weren't confined to any one county or borough. They were shared by all of us, because our regional economy functions as one interconnected system.

As president and CEO of the Queens Chamber of Commerce, representing thousands of businesses across Queens, I heard from employers immediately concerned about staffing shortages, delayed deliveries and declining foot traffic. The reason was simple: The workforce connection between Long Island and New York City is enormous. According to Census data, around

240,000 Long Island residents commute into New York City for work, while roughly 310,000 New York City residents work in Nassau and Suffolk counties. Queens alone sends around 95,000 workers into Nassau County and another 28,000 into Suffolk County every day.

Queens residents are among the largest workforce pipelines for Long Island employers, particularly in health care, construction, retail, transportation and professional services.

When that flow stops, even briefly, the economic consequences are immediate.

That reality should also serve as a reminder in a broader political conversation that has become increasingly misguided recently. Too often, some elected officials and commentators have tried to frame Long Island and New York City as competitors, as though economic success on one side of the city line somehow comes at the expense of the other side.

It doesn't. We saw this dynamic emerge during the pandemic, when some suburban leaders openly encouraged businesses to leave New York City and relocate to Long Island. More recently, some politicians have continued to take rhetorical swipes at the city's struggles as a way to score political points.

But the LIRR strike demonstrated

exactly why that mindset misses the bigger picture. Long Island's economy is deeply dependent on New York City's economic strength, just as the city depends on Long Island. Roughly 150,000 Suffolk County residents work in New York City's five boroughs, with many commuting into Manhattan and Queens every day.

Nassau County's economic ties are even deeper. Meanwhile, businesses throughout the city rely heavily on Long Island residents as customers, employees and business partners.

Queens and suburban Long Island, in particular, share extraordinarily close economic ties. Queens is home to Kennedy and LaGuardia airports, major health care institutions, construction projects and entertainment destinations that employ thousands of Long Islanders. Long Islanders help staff schools, hospitals, financial firms and transportation systems throughout the city. At the same time, Queens residents support Long Island's retail centers, restaurants, beaches and small businesses. The relationship is reciprocal by necessity.

That's why the true competition facing our region isn't between Queens and Nassau or between Manhattan and Suffolk. The real competition is coming from states aggressively attracting resi-

dents and employers away from New York altogether. Florida. Texas. The Carolinas.

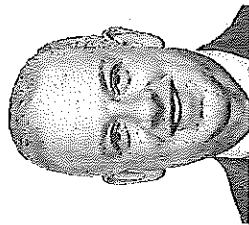
When families leave the metropolitan area because housing costs become unsustainable, Long Island and New York City both lose. When businesses relocate operations out of state, the economic pain is shared throughout the downstate region.

Instead of trying to outcompete one another for headlines or short-term political advantage, regional leaders should be working together to address the challenges we all face: affordability, transportation reliability, housing shortages, public safety and economic competitiveness.

The LIRR strike also reinforced another important truth: Infrastructure matters. Reliable transportation is the backbone of the downstate economy. Millions of people depend on the seamless movement of workers and consumers throughout the region every day. When that system breaks down, even temporarily, it reminds us how fragile — and how interconnected — our economy really is.

In the future Long, Island and New York City will succeed or fail, rise or fall, together. That isn't political rhetoric. It is an economic reality.

Tom Grech is president and CEO of the Queens Chamber of Commerce and acting chair of the Town of Hempstead Industrial Development Agency and Local Development Corporation.



TOM GRECH

Wantagh Herald June 11-17, 2026