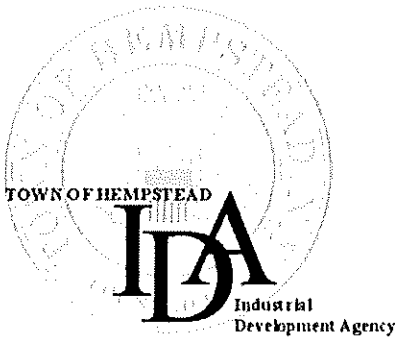


Frederick E. Parola
Chief Executive Officer



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

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

July 21, 2026, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: **Village Business:** **Village of Freeport:** Consideration of an Amended Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue and 17-33 Buffalo Avenue, Freeport, **Village of Hempstead:** Consideration of Termination and Recapture for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead, **New Business:** – Consideration of an Inducement Resolution for BDC BOSFA Valley Stream LLC, Address to be determined (currently owned by the Village of Valley Stream as Parking Lot 26/Hicks Lane), Valley Stream, Consideration of an Approval for a Tenancy- in-Common Agreement for West Jamaica Holdings LLC, 54 and 58 West Jamaica Avenue, Valley Stream, Consideration of a Tenant Consent for Valley Stream Green Acres – Burlington Coat Factory of Texas Inc., 2034 Green Acres Mall, Valley Stream, **Other - CEO's Report,** Consideration of a Ratifying and Confirming Resolution for Todd Shapiro Associates Inc. for Public Relations Services, **Old Business:** None, **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of June 23, 2026, **Report of the Treasurer:** Financial Statements and Expenditure List: June 17, 2026 – July 14, 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
Arlyn Eames, Deputy Financial Officer
Michael Lodato, Deputy Executive Director
Lorraine Rhoads, Agency Administrator
Laura Tomeo, Deputy Agency Administrator
John E. Ryan, Agency Counsel
Paul O'Brien, Phillips Lytle LLP
Barry Carrigan, Nixon Peabody
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Village of Hempstead:

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

Village of Freeport:

Honorable Robert T. Kennedy, Village of Freeport Member
Vilma Lancaster, Village of Freeport Member
LaDonna Taylor, Village of Freeport Member

Excused:

Robert Bedford, Board Member

The meeting was called to order at 9:02 a.m. The Chairman declared a quorum was present.

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

Village of Freeport:

Consideration of an Amended Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue and 17-33 Buffalo Avenue, Freeport: Jack Martins Esq. from Harris Beach Murtha, addressed the Board on behalf of the Gardens at Buffalo. The property consists of an approximately 2.5355-acre parcel with an office building and a three 3-story residential apartment building. The applicant seeks to add a story addition to the three 3-story buildings and will construct an additional 5-story structure attaching to the existing residential structures for a total of 200 rental apartment units. The warehouse will be demolished, and the office building will be renovated for the purpose of community amenities. Upon completion the project will be approximately 165,936 square feet. The 5 constructed and renovated buildings will consist of the following breakdown: 10 studio apartments, 100 1-bedroom units, 70 2-bedroom and 20 3-bedroom units. There will be a 10% set aside for workforce housing. The parking will be as follows: 132 within the stacked parking structure, plus 45 onsite parking spots, for a total of 177. The Gardens of Buffalo is currently an IDA project in an IDA PILOT. Jerry Kornbluth made a motion for consideration of an Amended Inducement Resolution for The Gardens at Buffalo, 80-84 Albany Avenue and 17-33 Buffalo Avenue, Freeport. This motion was seconded by Rev. Eric Mallette. Honorable Robert T. Kennedy, Vilma Lancaster, LaDonna Taylor Village of Freeport Members were in favor. All were in favor. Motion carried.

Village of Hempstead:

Consideration of Termination and Recapture for FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead: Tom Grech made a motion to Terminate and Recapture FAD Henry Street Food Corp., 216-228 Henry Street, Hempstead. Termination documents will be prepared by counsel. No legal representation was present to speak on their behalf. This motion was seconded by Rev. Eric Mallette. William Miller and Joylette Williams from the Village of Hempstead were in favor. All were in favor. Motion carried.

New Business:

Consideration of an Inducement Resolution for BDC BOSFA Valley Stream LLC, address to be determined (currently owned by the Village of Valley Stream as Parking Lot 26/Hicks Lane), Valley Stream: Jack Martins Esq. of Harris Beach Murtha, addressed the Board on behalf of the applicant. The applicant intends to construct a 132-unit residential multifamily housing development for citizens aged 55 and over on 1.49 acres of land which will be subdivided and sold by the Village of Valley Stream to the applicant. 10% of the units will be designated as affordable workforce housing. Currently this is a parking lot owned by the Village of Valley Stream. The units will be as follows: 16 studio, 105 one-bedroom and 11 two bedrooms. This will also include 112 parking spaces and lobby and utility space on the ground level with the four-story apartments above, as well as 8,337 square foot outdoor terrace and an additional 3,260 square foot indoor amenity space on the second floor. Jerry Kornbluth made a motion to approve the Inducement Resolution for BDC BOSFA Valley Stream LLC, address to be determined (currently owned by the Village of Valley Stream as Parking Lot 26/Hicks Lane). This motion was seconded by Guy Savia. All were in favor. Motion carried.

Consideration of an Approval for a Tenancy-in- Common Agreement for West Jamaica Holdings LLC, 54 and 58 West Jamaica Avenue, Valley Stream– Jerry Kornbluth made a motion to approve a Tenancy-in-Common Agreement for West Jamaica Holdings LLC, 54 and 58 West Jamaica Avenue, Valley Stream. 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 – Burlington Coat Factory of Texas Inc: Jill Mollitor made a motion to approve a Tenant Consent for Valley Stream Green Acres – Burlington Coat Factory of Texas Inc., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 92,929 square feet of space and create approximately (10) full-time employees and (55) Part Time. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

New Business -Other:

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

Consideration of Ratifying and Confirming Resolution for Todd Shapiro Associates Inc. for Public Relation Services: Thomas Grech made a motion for Consideration of Ratifying and Confirming Resolution for Todd Shapiro Associates Inc. which was approved by the Advertising Committee for Public Relation Services for an amount not to exceed \$30,000.00 a year. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Old Business:

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

Minutes of June 23, 2026, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of June 23, 2026. This motion was seconded by Thomas Grech. All were in favor. Motion carried.

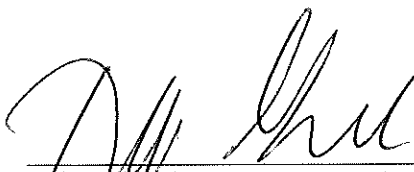
Report of the Treasurer: The Board was furnished with copies of the Financial Statements and Expenditure list for June 17, 2026 – July 14, 2026

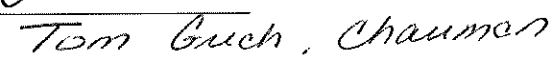
Connect One Bank: Fred addressed the Board about the transfer of funds from Bank of America to Connect One Bank at the upcoming meeting scheduled for August 21, 2026, with our plans to sever ties with Bank of America and move our funds over to Connect One Bank. Banking resolutions will appear on the August Meeting Agenda. Informational purpose only.

Committee Updates: There were no updates.

Executive Session: None

Adjournment: With all business concluded. Jerry Kornbluth made a motion to adjourn the meeting at 9:29 a.m. This motion was seconded by Guy Savia. All were in favor. Motion carried.


Jack Magkut, Secretary
August 18, 2026


Tom Guich, Chairman