

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
Tuesday, July 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:

- 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 - Applications, Transaction Resolutions and Presentations:

- 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

NEW BUSINESS - 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 MINUTES OF PREVIOUS MEETING(S):

- 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:

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

The Gardens at Buffalo, LLC
Project: 2802-26-02B

Application Date: 5/15/26

Contact Ben@bosfamangement.com

Applicant Name and Address: 301A Central Avenue
Lawrence, NY 11559

Project Address: 80-84 Albany Avenue
17-33 Buffalo Avenue
Freeport, NY 11520

Project:

The current 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 two 5-story structures 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 with the following breakdown: 10 studio apartments, 100 1-bedroom units, 70 two-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 on-site parking spots, for a total of 177.

Currently within a TOH IDA PILOT

Project Costs:

Land and/or building acquisition	\$ 21,524,500
Building(s) demolition/construction	\$ 12,550,000
Building Renovation	\$31,021,627
Machinery and Equipment	\$1,161,386
Legal Fees	\$150,000
Architectural/Engineering Fees	\$1,450,000
Financial Charges	\$8,470,000
Other	\$2,143,721
Total	\$ 78,471,234

Employment:

	Full	Part
Present	0	0
1 st Year	3	1
2 nd Year	4	1

LMA : 100%

Creation: of 4.5 FTE

Average Salary of Wage Earners : \$55,000

Approx. 78 Construction Jobs

Benefits Sought: 25 Year PILOT amendment, Sales Tax Exemption, MRT

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:

$\$15,000,000 \times 8.625\% = \$1,293,750$

Mortgage $\$43,786,595 \times .75\% = \$328,399$

Current Tax Information:

Section: 55, Block: 190, Lots: 51 (51-55) and 63

Parcels: 2

SD- Freeport #9

Current PILOT Amount \$108,995.66

If it had not been under IDA benefits the taxes would be: \$432,125.3

26 General: \$16,430.73

26-27 School: \$409,483.63

Village: \$6,210.94

Original Estimate of Taxes Once partially demolished: \$108,995.66

Original Estimated Taxes Once Built: \$708,887.14

Applicant Attorney: Jack Martins

IDA Transaction Counsel: Paul O'Brien

The Gardens at Buffalo, LLC
PILOT Modification

80-84 Albany Avenue

17-33 Buffalo Avenue

Freeport, NY 11520

Current Tax Information:

Section; 55, Block: 190, Lots: 51 (51-55) and 63

Parcels: 2

SD- Freeport

Total Current Taxes if it was not an IDA Project: \$432,125.3

Original Demolished Taxes: \$108,995.66

Original Estimated Taxes Once Built: \$708,887.14

Year	Total
1	\$108,995.66
2	\$108,995.66 – We are currently in this year of the PILOT
3	\$108,995.66
4	\$108,995.66
5	\$250,000.00
6	\$330,000.00
7	\$350,000.00
8	\$375,000.00
9	\$390,000.00
10	\$420,000.00
11	\$450,000.00
12	\$470,000.00
13	\$495,000.00
14	\$525,000.00
15	\$550,000.00
16	\$600,000.00
17	\$640,000.00
18	\$680,000.00
19	\$720,000.00
20	\$755,000.00
21	\$790,000.00
22	\$840,000.00
23	\$900,000.00
24	\$975,000.00
25	\$1,140,000.00

7/9/26 – DRAFT

This Pilot has not been approved

*Certified
mail*

3273

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

July 10, 2026

David Rosa
Fad Henry Street Food Corp.
c/o Farm Country
3050 Whitestone Expy.
Flushing, NY 11354

Dear Mr. Rosa:

Enclosed you will find four invoices: a late invoice for the 2nd half 2025/26 School PILOT, a late invoice for the 1st half 2026 Village PILOT, as well as two invoices for Administrative Late Fees. Please issue 4 separate checks according to the instructions on the invoices.

Failure to make payment in full constitutes a default in your agreement with the IDA and will result in the loss of your benefits.

If we have not received payments by Tuesday, July 14, your project will appear on our July 21, 2026 Board meeting agenda for termination and recapture of benefits.

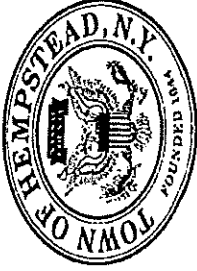
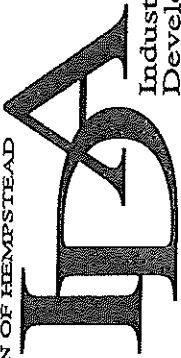
As a reminder, please make all checks for School or General (County, Town) PILOT payments payable to: Town of Hempstead IDA and mail all payments to the Town of Hempstead IDA, 350 Front Street, Room 234A, Hempstead, NY 11550.

Sincerely,

Arlyn Eames
Deputy Financial Officer

cc: enclosures
cc: jose azcona <jdazcona@hotmail.com>
cc: Daniel Baker, Greenberg Traurig

TOWN OF HEMPSTEAD



PILOT

Payment In Lieu Of Taxes

SD SEC BLK LOT(s)
001 36 46901 266

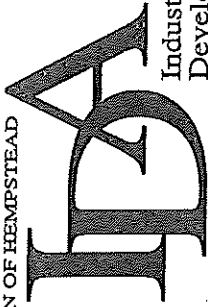
Fad Henry Street Food Corp.
216-228 Henry Street
Hempstead, NY

Date Taxes Are Due	Levy Description	Pilot Amount	Second Half
5/10/2026	SCHOOL:		
	Hempstead School District		
	5/14/26 LATE FEE 5% per Agreement	\$67,900.00	\$33,950.00
	6/10/26 LATE FEE 1% per Agreement		\$1,697.50
	7/10/26 LATE FEE 1% per Agreement		\$356.48
			\$360.04
	Second Half Taxes - School 2025-26		\$36,364.02

Make all School and General checks
payable to :Town of Hempstead IDA

MAIL TO: Town Of Hempstead-IDA
350 Front Street Room 234A
Hempstead, New York 11550

TOWN OF HEMPSTEAD



PILOT Payment In Lieu Of Taxes

Fad Henry Street Food Corp.
216-228 Henry Street
Hempstead, NY

SD SEC BLK LOT(s)
001 36 46901 266

Date	Levy Description	Pilot Amount	First Half
Taxes Are Due			
6/1/2026	VILLAGE of Hempstead	\$93,800.00	\$46,900.00
	7/2/26 LATE FEE 5% per Agreement		\$2,345.00

First Half Village PILOT 2026

\$49,245.00

Make payable to :
Village of Hempstead

MAIL TO:
Town Of Hempstead-IDA
350 Front Street Room
Hempstead, New York 11



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

5/14/26

JD Azcona
Fad Henry Street Food Corp.
2205 Linden Blvd.
Brooklyn, NY 11207

INVOICE

Administrative Late Fee
2nd Half School 2025/26

FAD HENRY STREET FOOD CORP.

PAYABLE UPON RECEIPT:

$\$33,950.00 \times 1.5\% = \509.25 - payable to: "Town of Hempstead IDA"

This Late Fee payment must be a separate check from the PILOT payment.

Mail payment to:

Town of Hempstead IDA, 350 Front Street, Room 234-A, Hempstead, NY 11550

INDUSTRIAL DEVELOPMENT
AGENCY

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

7/6/26

JD Azcona
Fad Henry Street Food Corp.
2205 Linden Blvd,
Brooklyn, NY 11207

INVOICE

Administrative Late Fee
1st Half Village 2026

Fad Henry Street Food Corp.

PAYABLE UPON RECEIPT:

$\$46,900 \times 1.5\% = \703.50 - payable to: "Town of Hempstead IDA"

This Late Fee payment must be a separate check from the PILOT payment.

Mail payment to:

Town of Hempstead IDA, 350 Front Street, Room 234-A, Hempstead, NY 11550

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

BDC BOSFA Valley Stream LLC
Project Code: 2802-26-03AA

Application Date: 6/9/26 Contact: Kenneth Coyle

Applicant Name and Address 377 Oak Street, Suite 110
Garden City, NY 11530

Project Address:

TBD Currently owned by the Village of Valley Stream as Parking Lot 26/ Hicks Lane

Project:

The applicant intends to construct a 132-unit residential multifamily facility 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 unit mix will be as follows: 16 studio, 105 one-bedroom and 11 two bedrooms. This will also include 112 parking spaces and a lobby and utility space on the ground level with the four-story apartments above, as well an 8,337 square foot outdoor terrace and an additional 3,260 square foot indoor amenity space on the second floor.

Project Costs:

Land acquisition	\$7,000,000
Building Reno	\$41,902,644
Site Work	\$1,250,000
Machinery	\$1,820,000
Legal Fees	\$475,000
Architectural/Engineering	\$1,355,000
Financial Charges	\$2,920,000
Other (Contingency and Reserves)	\$3,575,000
Total	\$60,297,644

Employment:

	Full	Part
Present	0	0
1 st Year	2	0
2 nd Year	4	0

Approx. Salary \$87,500

LMA: 100%

Retention of 0

Creation of 4 FTE

100 Construction Jobs

Benefits Sought: 30 Year PILOT, Sales Tax Exemption, Mortgage Recording Tax Exemption

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:

\$5,000,000 x 8.625% = \$431,250

Mortgage \$36,178,074 x .75% = \$271,335.55

Section: 37, Block: 335, Lots: will be part of 409

Parcels: 1

SD- Valley Stream 24

Current Tax Information: No taxes, as it is currently owned by Valley Stream Village

Estimated Taxes Once built: \$1,880,691

Estimated Taxes as vacant: \$197,348

Applicant Counsel: Jack Martins

Transaction Counsel: Paul O'Brien

BDC BOSFA Valley Stream LLC
30 Year PILOT

TBD Currently owned by the Village of Valley Stream as Parking Lot 26

Section: 37, Block: 335, Lots: will be part of 409

Parcels: 1

SD- Valley Stream 24

Estimated Taxes Once Built: \$1,880,691

Vacant land taxes from Forchelli Deegan Terrana: \$197,348

This land is currently a parking lot owned by the Village of Valley Stream

Year	Total
1.	\$197,348.00
2.	\$197,348.00
3.	\$197,348.00
4.	\$259,694.00
5.	\$322,040.00
6.	\$384,386.00
7.	\$446,732.00
8.	\$509,078.00
9.	\$571,424.00
10.	\$600,000.00
11.	\$700,000.00
12.	\$800,000.00
13.	\$900,000.00
14.	\$1,000,000.00
15.	\$1,250,000.00
16.	\$1,500,000.00
17.	\$1,750,000.00
18.	\$1,825,000.00
19.	\$1,850,000.00
20.	\$1,900,000.00
21.	\$1,950,000.00
22.	\$2,000,000.00
23.	\$2,050,000.00
24.	\$2,100,000.00
25.	\$2,125,000.00
26.	\$2,150,000.00
27.	\$2,200,000.00
28.	\$2,250,000.00
29.	\$2,350,000.00
30.	\$2,400,000.00

Created 7/2/26

This has not been approved by the IDA Board



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.
39291/102

June 16, 2026

VIA E-MAIL – michlod@hempsteadny.gov

Mr. Michael Lodato
Deputy Agency Administrator
Town of Hempstead Industrial Development Agency
350 Front Street
Hempstead, NY 11550

Re: West Jamaica Holdings LLC 2024 Facility

Dear Michael:

On October 3, 2024, West Jamaica Holdings LLC ("WJL") closed on its lease-leaseback transaction with the Agency, enabling the developer to commence building a 63-unit residential rental project at 54 and 58 West Jamaica Avenue in the Village of Valley Stream (the "Premises"). Construction is proceeding, and should be completed shortly. WJL looks forward to having the Agency on-site, so that you can see how this project will achieve the desired effect of enhancing the economy of the Village and Town of Hempstead.

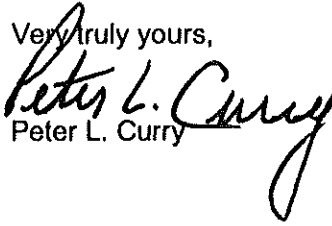
Currently, Alexander Rivero owns a 70% membership interest in WJL, and Craig Folise owns the remaining 30% membership interest. The members are seeking to transfer of fee title to the Premises to a tenancy-in-common. Avalon 13 LLC, wholly owned by Alexander Rivero, will have a 70% fee interest in the Premises. Solude LLC, wholly owned by Craig Folise, will own a 30% fee interest in the Premises.

The existing Company Lease and Lease and Project Agreement would be assigned to the tenants-in-common along with the transfer of fee title. While we consider this transaction a mere change of identity, Agency consent is required under Section 9.3 of the Lease and Project Agreement. By this letter, we ask that the Agency issue such consent.

Mr. Michael Lodato
June 16, 2026
Page 2

Please feel free to contact me with any questions you may have on the contents of this letter, and
thanks in advance for the Agency's cooperation.

Very truly yours,


Peter L. Curry

cc: Barry Carrigan, Esq.
John E. Ryan, Esq.
Mr. Alexander Rivero
Mr. Craig Folise

PLC/an



June 29, 2026

Via email 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:** 92,929 Square Feet
- **Tenant:** Burlington Coat Factory of Texas, Inc. and d/b/a Burlington
- **Address:** 1098 Green Acres Road South, Valley Stream, New York 11581
- **Estimated employees:** 10 FT, 55 PT, 62 Seasonals
- **Estimated average salaries:** Store Manager: \$129,800 annually, ASM: \$39.40/hr
Lead: \$18.08/hr, Supervisor: \$19.47/hr, Associate: \$17.05/hr

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.

In addition, in accordance with Section 9.3(a)(vii) of the Valley Stream Green Acres Lease attached is a copy of a corresponding Non-Disturbance, Recognition and Attornment Agreement substantially in the form attached to the Valley Stream Green Acres Lease for your approval.

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@qtlaw.com)
Edie Longo, edielon@hempsteadny.gov (with attachments)
Barry Carrigan, Nixon Peabody, via email bcarrigan@nixonpeabody.com (with attachments)
Eric Brenner, Nixon Peabody, via email ebrenner@nixonpeabody.com (with attachments)
Elizabeth Wood, Nixon Peabody, via e-mail: ewood@nixonpeabody.com (with attachments)
Nancy Rendos (via email nancy.rendos@macerich.com)
Joe Floccari (via email joe.floccari@macerich.com)

Green Acres-- Parallel Provisions Check Sheet -- Burlington

PILOT Agreement Exhibit G Provision	Parallel Approved Lease Provision Tenant Form	Check if Provision Substantially Conforms	Explanation of Substantial Deviation
2.1	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
2.2	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.1	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.2(a)	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.2(b)	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.2(c)	Section 22(d)	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.3	Article 46	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.4 and 3.5	Articles 8 and 10	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.6	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.7(a)(b)(c),	Section 10 and Article 37	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.7(d)	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	

3.8	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.9	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.10	Article 15 and 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.11, 1 st sentence	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.11, 2 nd sentence	Article 18	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.12	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.13	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
3.14	Article 31	Conforms to the lease at Green Acres Adjacent IDA approved in August 2015	
NDA	Form provided	Yes	NDA requested Yes / No

CEO's REPORT

July 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.

CLOSED - 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

CLOSED - 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).

CLOSED - 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 about 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)

INACTIVE PROJECTS:

Amendments are in **BOLD**.

Ratifying and Confirming
RESOLUTION
Town of Hempstead
Industrial Development Agency

Accepting the Proposal of Todd Shapiro Associates
To Provide Consulting Services to the Agency

WHEREAS, the Agency's mission is to enhance job opportunities, health, prosperity and general welfare in the Town of Hempstead, and

WHEREAS, consistent with its mission, the Agency works with the economic development community to attract business and industry to the Town, and

WHEREAS, the Agency is seeking to increase its contact with business and labor leaders, developers and local media, and

WHEREAS, in an effort to increase its contact with the above-mentioned groups, the agency is seeking the services of a consultant with experience in matters involving industrial development, government operations, media relations and public relations, and

WHEREAS, Todd Shapiro Associates, Inc., 380 N. Broadway, Ste. 310, Jericho, New York 11753, (billing: 62 Sackett Street, Hicksville, New York) has proposed a contract with the Agency to provide a continuation of their consulting services for the terms under which such services shall be provided,

NOW, THEREFORE, BE IT

RESOLVED, July 21, 2026, the said Todd Shapiro Associates, Inc. (hereinafter "the consultant") shall provide consulting services to the agency pursuant to the following terms and conditions;

1. The consultant shall provide advice to the Agency with respect to marketing, media and public relations for the Agency including, but not limited to, the development of advertising messages and the placement of advertising in the print and electronic media and shall act as the Agency's spokesperson if necessary.
2. The consultant will prepare, and retain agency approval for, distribution of press releases for all induced and closed projects, including quotes from applicants and photos of the project during construction and after completion, **and shall attend all scheduled Agency board meetings.**
3. The consultant will prepare and upload posts to social media, including Instagram, Twitter and Facebook. The consultant will be required to post a

Amendments are in **BOLD**.

minimum of ten social media posts per month, including on the IDA website. All social media posts will be approved by the Agency prior to being posted. Periodically, the consultant will send out blast emails with an approved list from the IDA.

4. **The consultant will provide monthly reports to the Agency regarding work performed during the prior month, including (but not limited to) social media posts, press releases and any other outreach activities.**
5. The consultant will coordinate and organize a bi-annual breakfast/luncheon event for the Town of Hempstead IDA, **inclusive of handling outreach, invitations, and sponsors**, and will be responsible for interfacing with developers to keep the Board and Staff informed of ribbon cuttings and similar events.
6. For their services, the consultant shall be paid no more than a total of \$30,000.00, at the rate of \$2,500.00 per month. Such payments shall be made, in arrears and upon submission of an Agency voucher/claim form.
7. In providing services to the Agency under this resolution, the consultant shall at all times, act as an independent contractor and not as an employee of the Agency. As such, Todd Shapiro Associates shall not be entitled to benefits other than the payment provided for in paragraph 4, above. It shall be the consultant's responsibility to make any and all tax payments, which may be due by the Agency and payable as a result of payments made to them.
8. The term of this agreement is 12 months, commencing on January 1, 2026 and ending December 31, 2026. This agreement shall be cancelable, by either the Agency or the consultant, on 30 days' written notice. Such notice shall be by certified mail, return receipt requested. Any notice mailed under this paragraph shall be sent as follows (unless, by certified mail, return receipt requested, either of the parties has provided the other party with a different address for notices):

To the Agency: 350 Front Street, Room 234A, Hempstead, New York 11550
To Mr. Shapiro: **Todd Shapiro Associates, P.O. Box 10311, Westbury, New York 11590**

Adopted:

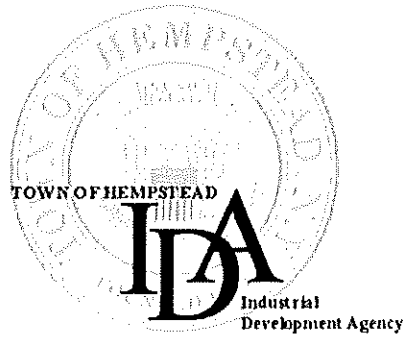
Ayes: Nays:

Resolution Number: 050-2025

Thomas Grech, Vice Chairman/Acting Chairman

Budget Line: Professional Fees

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
June 23, 2026, 9:00 a.m.
Old Court Room, 350 Front Street, 2nd Floor, Hempstead

Agenda: Village Business: Village of Freeport: None, Village of Hempstead: New Business: – HANDUP Consideration for a Permit Modification Application to allow for the acceptance of a new waste stream (biosolids) at Reworld Hempstead Company, 600 Merchants Concourse, Westbury, 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 – Clinque Gam 2015 Inc. dba Clinque, 2034 Green Acres Mall, Valley Stream, **Other** - CEO's Report, **Old Business: None, Reading and Approval of Previous Meeting Minutes:** 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**

Those in attendance:

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
Paul O'Brien, Phillips Lytle LLP
Barry Carrigan, Nixon Peabody
Alan Wax, Todd Shapiro Associates, Inc. (electronically)

Excused:

Robert Bedford, Board Member
Tom Grech, Acting Chairman
Edie Longo, CFO
John E. Ryan, Agency Counsel

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 Permit Modification Application to Allow for the Acceptance of a New Waste Stream at Reworld Hempstead: Barry Carrigan from Nixon Peabody LLP., addressed the board. The applicant is currently preparing a permit modification application to allow for the acceptance of a new waste stream (biosolids) at Reworld Hempstead formally Covanta. As part of this application, it is required a representative from the Town of Hempstead IDA – listed as the property owner – to sign Section 16 of the permit application. Eric Mallette made a motion to approve the Permit Modification Application to Allow for the Acceptance of a New Waste Stream at Reworld Hempstead. This motion was seconded by Jill Mollitor. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres – Fabulous Optical, 750 Sunrise Highway, Valley Stream– Jerry Kornbluth made a motion to approve a Tenant Consent for Valley Stream Green Acres – Fabulous Optical, Valley Stream, Green Acres LLC. The tenant will occupy approximately 1,810 square feet of space and create approximately (5) employees. This motion was seconded by Guy Savia. All were in favor. Motion carried.

Consideration of a Tenant Consent for Valley Stream Green Acres, 2034 Green Acres Mall – Mavis Tire Supply: Rev. Eric Mallette made a motion to approve a Tenant Consent for Valley Stream Green Acres – Mavis Tire Supply, 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 10,500 square feet of space and create approximately (10-12) full-time 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 – Clinque Gam 2015 Inc, dba Clinque, Jerry Kornbluth made a motion to approve a Tenant Consent for Valley Stream Green Acres – Clinque Inc., 2034 Green Acres Mall, Valley Stream. The tenant will occupy approximately 4,562 square feet of space and create approximately (5) full-time jobs. This motion was seconded by Jill Kornbluth. 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 May 19, 2026, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of May 19, 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 May 13, 2026 – June 16, 2026.

Committee Updates: There were no updates.

Executive Session: None

Adjournment: With all business concluded. Jill Kornbluth made a motion to adjourn the meeting at 9:08 a.m. This motion was seconded by Guy Savia. All were in favor. Motion carried.

10:35 AM

07/14/26

Accrual Basis

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

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							67,612.95
200-13 - Bank of America - 9419794381-Ck							67,612.95
Check	06/18/2026	31786	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	67,382.37
Check	06/26/2026	52765	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-2,044.00	65,338.37
Check	06/26/2026	52766	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-605.69	64,732.48
Check	06/26/2026	52767	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-826.78	63,905.70
Check	06/26/2026	52768	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	60,622.40
Check	06/26/2026	52769	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	57,532.55
Check	06/26/2026	52770	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	55,275.99
General Journal	06/26/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-6,052.34	49,223.65
Check	06/26/2026	31787	Primo Brands	Account# 042...	522-07 - Office ...	-42.98	49,180.67
Check	06/26/2026	31788	Optimum	07858-547683...	522-07 - Office ...	-309.68	48,870.99
Transfer	06/26/2026			Funds Transfe...	200-14 - Bankof...	60,000.00	108,870.99
Check	06/30/2026	electro...	NYS Deferred Comp...	June 2026 (2) ...	-SPLIT-	-825.00	108,045.99
Check	06/30/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 J...	-SPLIT-	-970.24	107,075.75
Check	07/01/2026	31789	W.B. Mason Co., INC.	Office Supplie...	522-07 - Office ...	-141.02	106,934.73
Check	07/01/2026	31790	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-11,300.85	95,633.88
Check	07/01/2026	31791	CPK Transportation L...	Return Check...	522-67 - Reimb...	-237.43	95,396.45
Check	07/06/2026	31792	EDITH LONGO	Reimburseme...	522-17 - Travel	-208.60	95,187.65
General Journal	07/07/2026	May 5/...	Lodato, Michael	Reverse of GJ...	522-17 - Travel	97.15	95,284.80
Check	07/08/2026	31793	The New York Times	Subscription A...	522-05 - Dues ...	-92.40	95,192.40
Check	07/08/2026	31794	Todd Shapiro Associ...	Consultant -Ja...	522-01 - Profes...	-12,500.00	82,692.40
Check	07/10/2026	52771	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,855.00	80,837.40
Check	07/10/2026	52772	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-638.12	80,199.28
Check	07/10/2026	52773	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-804.05	79,395.23
Check	07/10/2026	52774	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.31	76,111.92
Check	07/10/2026	52775	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	73,022.07
Check	07/10/2026	52776	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	70,765.51
General Journal	07/10/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,918.81	64,846.70
Check	07/14/2026	31795	TOH Dept of General...	VOID: RENT J...	522-12 - Rent E...	0.00	64,846.70
General Journal	07/14/2026	May 5/...	TOH Dept of General...	For CHK 3179...	522-12 - Rent E...	-36.75	64,807.95
General Journal	07/14/2026	May 5/...	TOH Dept of General...	Reverse of GJ...	522-12 - Rent E...	36.75	64,846.70
Check	07/14/2026	31796	Town of Hemsplead -...	Postage June ...	522-19 - Postag...	-38.73	64,807.97
Check	07/14/2026	31797	Todd Shapiro Associ...	Consultant -Ju...	522-01 - Profes...	-2,500.00	62,307.97
Total 200-13 - Bank of America - 9419794381-Ck						-5,304.98	62,307.97
Total 200 - Cash						-5,304.98	62,307.97
TOTAL						-5,304.98	62,307.97

10:16 AM
07/14/26
Accrual Basis

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

	Jul 14, 26
ASSETS	
Current Assets	
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
Checking/Savings	
200-22 · Checking (FNBLI)187009667	10,000.00
200-21 · Oper Invest MM(FNBLI) 186702577	441,858.27
200-20 · Severance (FNBLI) 186702585	541,200.95
200-19 · HlthRetirement (FNBLI)186702593	2,354,424.76
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	62,307.97
200-14 · BankofAmerica MMS - 9419794402	2,442,666.31
Total 200 · Cash	2,505,037.99
Total Checking/Savings	5,852,521.97
Total Current Assets	5,708,704.57
Fixed Assets	
450-00 · Leasehold improvement	
450-02 · Accumulated Amort.	-91,024.40
450-02 · Accum. Amortization - 2009 LHI	-7,389.76
450-01 · Leasehold Improvements	14,140.00
450-03 · 2009 Leasehold improvements	84,273.98
Total 450-00 · Leasehold improvement	-0.18
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
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
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
Total Fixed Assets	13,168.72
Other Assets	
Deferred outflows of resources	
700-4 · Change in assumptions	7,989.00
700-2 · Net diff between projected/act	14,945.00
700-1 · Changes in Agency cont GASB68	33,879.00
700-3 · Diff - expect/actual exp GASB68	47,280.00
700-5 · Diff expected & actual OPEB	452,543.00
700-6 · Change in assumptions OPEB	646,163.00
Total Deferred outflows of resources	1,202,799.00
Total Other Assets	1,202,799.00
TOTAL ASSETS	6,924,672.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-1,069.82

10:16 AM
07/14/26
Accrual Basis

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

	Jul 14, 26
602-00 · Payroll Liabilities	
602-09 · NY Unemployment	-1,921.41
602-05 · FICA Tax W/H Medicare	65.47
602-07 · Disability W/H	108.60
602-01 · Retirement W/H	115.12
602-11 · AFLAC WITHHOLDING	115.29
602-03 · State Income Tax W/H	207.53
602-04 · FICA Tax W/H Social Sec.	279.95
602-06 · Retirement Loan	370.00
602-02 · Fed'L Income Tax W/H	377.83
602-08 · Deferred Compensation	712.50
Total 602-00 · Payroll Liabilities	430.88
Total Other Current Liabilities	-638.94
Total Current Liabilities	-638.94
Long Term Liabilities	
602 · -10 Compensated absences	162,391.24
605 · Net pension liability - pro. sh	190,487.00
Deferred inflows of resources	
500-2 · Change in pro - employer & prop	11,618.00
500-1 · Difference between expect/act	33,786.00
500-5 · Changes in assumption OPEB	261,998.00
Total Deferred inflows of resources	307,402.00
603-00 · Postretirement health benefits	2,363,702.00
Total Long Term Liabilities	3,023,982.24
Total Liabilities	3,023,343.30
Equity	
Net Income	86,916.56
3000 · Opening Bal Equity	498,864.39
909-00 · Fund Balance	3,315,548.04
Total Equity	3,901,328.99
TOTAL LIABILITIES & EQUITY	6,924,672.29