

**TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Old Courthouse, 350 Front Street, 2nd Floor
Tuesday, August 18, 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:

- Confirm the presence of a Quorum
- Public Comment with respect to Agenda items

VILLAGE BUSINESS:

Village of Freeport:

- Consideration of an Amended Authorizing Resolution for **The Gardens at Buffalo**, 80-84 Albany Avenue and 17-33 Buffalo Avenue, Freeport

Village of Hempstead: None

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of an Authorizing 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 a Re-Authorization for **Baldwin Jaz**, 2253 Grand Avenue,
- 734, 736, 746, 752 Sunrise Highway, 2292 Harrison Avenue, Baldwin
- Consideration of a Tenant Consent for **Green Acres Adjacent LLC – Miniso**, 750 West Sunrise Highway, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres LLC – Cava Mezze Grill**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres LLC – Perfumes 4 U**, 2034 Green Acres Mall, Valley Stream

NEW BUSINESS - Other:

- CEO's Report
- Consideration of a Resolution for Connect One Bank

OLD BUSINESS: None

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

- Consideration and Adoption of the Minutes of July 21, 2026

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: July 15, 2026 – August 11, 2026

- Consideration of the Preliminary Draft Budget for 2027

COMMITTEE UPDATES: *None*

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 Benjamin Diehl

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

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:

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

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

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

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

Baldwin Jaz, LLC
Project: 2802-22-04A

Application Date: 2/14/22 Contact: Kenneth Breslin
Amended Application Date: 7/6/22
Amended Application Date: 8/5/26

Applicant Name and Address: c/o Breslin Realty
500 Old Country Road – Suite 200
Garden City, NY 11530

Project Address: 2253 Grand Avenue,
734, 736, 746, 752 Sunrise Highway
2292 Harrison Avenue
Baldwin, NY 11510

Project:
The applicant intends to demolish a used car lot and develop the site into a multi-family, transit oriented development. The project will be comprised of 5 stories and 215 residential units, ~~consisting of a mix of approximately 47 studios, 132 one-bedrooms and 36 two-bedroom units on 4.8 acres.~~ There will be 5000 square feet of ground floor restaurant/retail space, together with a public/private amenity space linking Grand Avenue with Sunrise Highway and contiguous with the proposed restaurant retail spaces. 251 on-site parking spaces will be provided including underground parking. 10% of the units will be set aside as workforce housing. The building size will be approximately 59,341 square feet. The property will also include Community Space usable between the hours of 8 am and 6pm by the public, with an entrance on Harrison Avenue.

The Town of Hempstead is in support of this project, and it is within the Baldwin Overlay Zone/BMX District.

This project has received a Density Variance.

The original application unit mix outlined: approximately 47 studios, 132 one-bedrooms and 36 two-bedroom units

The final unit mix is as follows: 46 studio units, 138 one-bedroom units and 31 two-bedroom units

<u>Project Costs:</u>	
Land and/or building acquisition	\$6,432,000
Building(s) demolition/construction	\$79,500,200
Site Work	\$4,390,000

Machinery and Equipment	\$5,330,400
Legal Fees	\$1,060,000
Architectural/Engineering Fees	\$2,451,900
Financial Charges	\$3,425,061
Other	\$12,901,021
Total	\$115,490,382

Employment:

	Full	Part
Present	0	0
1 st Year	7	3
2 nd Year	7	3

LMA : 100%

Creation: of 8.5 FTE

Average Salary of Hourly Employees: \$24-46 an hour

Full Time: \$45,000 - \$85,000 Average: \$65,000.00

Part Time \$25,000.00 Average: \$25,000.00

Approx 200 Construction Jobs

Benefits Sought: 30 Year PILOT, Sales Tax Exemption, MRT Exemption

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:

\$37,147,804 x 8.625% = \$ 3,203,998.09

Mortgage \$79,500,000 = \$596,250

Current Tax Information:

Section; 54, Block: 101, Lots: 30(129), 33, 41, 42, 35, 38,39, 26

Parcels: 8

SD- Baldwin

OLD Total Tax: \$129,794.87

New Total Tax: \$134,440.45

OLD 22 General: \$47,157.38

OLD 21-22 School: \$82,637.49

Village: N/A

New 26 General: \$53,795.63

New 25/26 School: \$80,644.82

Estimated Taxes Once Built: \$1,190,255.51

Applicant Attorney: Elisabetta Coschignano

IDA Transaction Counsel: Bill Weir/Terance Walsh

Baldwin Jaz, LLC
DRAFT PILOT

2253 Grand Avenue,
734, 736, 746, 752 Sunrise Highway
2292 Harrison Avenue
Baldwin, NY 11510

Current Tax Information:

Section; 54, Block: 101, Lots: 30(129), 33, 41, 42, 35, 38, 39, 26

Parcels: 8

SD- Baldwin

OLD Current Total Taxes: \$129,794.87

OLD Estimated Taxes Once Built: \$1,532,478.50

New Current Total Taxes: \$134,440.45

New Estimated Taxes Once Built: \$1,190,255.51

Year	Total
1	\$130,000.00
2	\$130,000.00
3	\$130,000.00
4	\$175,000.00
5	\$250,000.00
6	\$310,000.00
7	\$390,000.00
8	\$450,000.00
9	\$500,000.00
10	\$575,000.00
11	\$650,000.00
12	\$730,000.00
13	\$820,000.00
14	\$910,000.00
15	\$1,100,000.00
16	\$1,200,000.00
17	\$1,300,000.00
18	\$1,400,000.00
19	\$1,500,000.00
20	\$1,600,000.00
21	\$1,700,000.00
22	\$1,790,000.00
23	\$1,830,000.00
24	\$1,900,000.00
25	\$1,980,000.00
26	\$2,000,000.00
27	\$2,100,000.00
28	\$2,200,000.00
29	\$2,300,000.00
30	\$2,400,000.00

8/9/22 – DRAFT

5/23/23 – APPROVED

8/4/26 – Updated New as built figures & current figures

This Pilot has been approved by the Hempstead IDA Board

July 31, 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
Green Acres Adjacent, LLC 2015 Facility
750 Sunrise Highway, 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 ("Green Acres Adjacent Lease") related to the following:

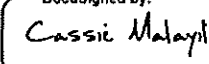
- **Size of Premises:** 7,250 Square Feet
- **Tenant:** Miniso Winky Store Holdings LLC, d/b/a> Miniso
- **Address:** 750 Sunrise Highway Suite 0115, Valley Stream, NY 11581
- **Estimated employees:** 2 FTE, 12PT for store operation. = 8 FTE
- **Estimated average salaries:** Average rate will be \$18/hr

Also enclosed is a chart regarding the corresponding tenant sublease provisions compared to the provisions listed in Exhibit G of the Green Acres Adjacent 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,

DocuSigned by:

10193F0CC08495...
Cassie Malayil

VP, Senior Real Estate Counsel & Legal Department Manager

cc: Daniel J. Baker, Esq. via email (dan.baker@gtlaw.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)
Cassie Malayil (via email cassie.malayil@macerich.com)

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)
 Cassie Malavil (via email cassie.malavil@macerich.com)

August 3, 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:

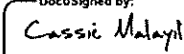
- **Size of Premises:** 1,080 Square Feet
- **Tenant:** Perfumes 4 U Las Vegas INC, d/b/a> Perfumes 4 U
- **Address:** 1111 Green Acres Road, Valley Stream, NY 11581
- **Estimated employees:** 3FT
- **Estimated average salaries:** \$160,000 Annual Payroll

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,

DocuSigned by:

1D193F0CC08465
Cassie Malayil

VP, Senior Real Estate Counsel & Legal Department Manager

cc: Daniel J. Baker, Esq. via email (dan.baker@gtlaw.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)
Cassie Malayil (via email cassie.malayil@macerich.com)

CEO's REPORT

August 18, 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.

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.

Gardens at Buffalo: The developer seeks to add a story to the existing office building at 80–84 Albany Avenue and 17-33 Buffalo Avenue, Freeport. 3 story residential apartments and an additional two 5 story structure rustling in 200 rental apartment units. The project will result in a 165,936 square foot structure. This will be 10 studio apartments, 100 one bedrooms, 70 two bedroom and 20 three-bedroom units. This is a 10% set aside for workforce housing and parking for 177 vehicles. Total project costs are approximately \$78,471 million. Contacts: Paul O'Brien, Esq. for the IDA and developer's counsel, Jack Martens.

BOSFA 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. This project is currently owned by Village of Valley Stream. The project was induced July 21, 2026. 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).

Main Street Hempstead Apartments, LLC: This housing project which is currently being revamped will be located at 257 Main Street, Hempstead Village. The amended proposed 246 apartments will provide 80 two-bedroom units, 141 one-bedroom, and 25 studios on a 1.69 acres site. The development will include in its 331,584 square feet, a component of 8,600 square feet ground floor retail space and 104,468-foot parking garage. Ten percent of the units will qualify or set aside attainable housing. The project is an assignment and modification from a previous owner with an existing PILOT. The \$114,635 million project will include five full-time employees. This project now has a revamped development group. There was a hearing and there was no opposition. A public hearing was held and the project is on for an Authorizing Resolution. Contact: Rashid Walker, John Gordon, Esq. and Dan Deegan as counsel.

121 Franklin Partners, Inc.: Developer seeks to demolish a vacant nursing facility and construct a four story 40,000 square foot high and AAA office building approximately 20,000 rentable square feet of the property will be leased to its affiliates, Hill Valley Healthcare, LLC with the remainder rentable portion leased to tenants. Hill Valley provider skilled nursing care, post-acute rehabilitation and chronic disease management. The existing administrative office in New Jersey and 1007 Broadway in Woodmere will be relocated to 121 Franklin Place, Woodmere. The project costs are \$19.5 Million (29.5) full-time jobs will be retained with a equivalent jobs will be retained with a minimum of (20) full-time positions added with two years of the project's completion. The developer seeks a (20) year PILOT, mortgage recording tax waiver and sales tax exemption. Contact: David Steinberg (347-583-0315), Dan Deegan, Esq

NBD Holding, Inc.: The developer seeks to construct a 135-room upscale Hilton Tapestry Hotel in Freeport that will include a 100-guest dining room and a 175-person event space for weddings and other events. A restaurant is contemplated as well. Withdrawn subject to resubmission.

160 Marvin Avenue Realty, Hempstead, 130 Marvin Ave, Hempstead - The developer seeks to build thirty-six (36) units of housing consisting of eighteen (18) one-bedroom units and an equal number of two-bedroom units. The project will include a 10% set aside. The new structure will abut the Hempstead American Legion which will remain in the present location on the site. The building will provide ground level parking with housing on two levels. Project costs are \$14,955 million. Maintenance at the site will be provided by one (1 ½) full-time employee working at a housing project located nearby. This project was induced at 11/18/25 Board Meeting. The Hearing was held on December 2nd there was no opposition. An authorizing resolution was adopted on November 18, 2026. Contact: John Anzalone

209 Franklin Realty, LLC (Subaru) - The developer seeks to construct a 29,210 square foot Subaru dealership on Franklin Street in Hempstead. The \$19.650 million project would include an office area and a service area for repairs and showroom. By the end of the second year, 70 full-time and 20 part-time employees would be added to the existing 80 full-time employees. The applicant seeks sales tax exemption, a PILOT and mortgage recording tax exemption and was induced at the Board's September 16th meeting. Contact: Dan Baker, Attorney for the applicant. Authorizing Resolution was adopted at our November 18, 2025, Board Meeting

16 Cooper Street: The developer seeks to construct 96 rental units (57) single bedroom, 32 double and 12 three bedrooms with 2300 square feet of retail space after the demolition of two onsite structures. And 80 parking spaces under the building on Main Street, Hempstead. Two existing commercial structures will be replaced with the aforementioned five story mixed use building. The Village has approved of the project. The proposal will receive 10% of the units for tenants with an annual income at or below 80% of the medium income level and another 10% for tenants with an annual income at or below 12% of the area median income. Total project costs are \$31,719 million. There will be ½ full time equivalent employees. The developers are seeking sales tax incentives, a PILOT and conventional mortgage financing. This project was induced at our November 18, 2025, Board Meeting. The Hearing was held on December 2nd there was no opposition. Authorizing Resolution was adopted 12/16/2025. Contact Danielle Moral (516-880-8483). John Anzalone, Esq. (516-880-8108)

INACTIVE PROJECTS:

**BANK RESOLUTION
TOWN OF HEMPSTEAD INDUSTRIAL
DEVELOPMENT AGENCY**

Connect One Bank

FREDERICK E. PAROLA, CEO: _____

EDITH M. LONGO, CFO: _____

ARLYN EAMES, DEPUTY FINANCIAL OFFICER: _____

Whereas by new Resolution 035-2026 the Town of Hempstead Industrial Development Agency authorizes signatories for Connect One Bank.

Under the rules of the Town of Hempstead Industrial Development Agency, any funds deposited to its credit may be withdrawn by the CEO. In addition, the CEO and CFO are authorized to endorse and sign checks, drafts and orders for the payment of money. Frederick E. Parola, Arlyn Eames and Laura Tomeo have the authority to transfer funds between the checking accounts at Connect One Bank.

The undersigned authorizes and requests you to pay and charge to said account checks, obligations and orders for the payment of money drawn on or payable at, or which shall be paid or honored by you when so signed whether payable to the order of any of said signers or not; and further authorizes and requests you to receive deposits and conduct the said account in accordance with the instructions stated above, and stated on the authorized signature card filed with you by the undersigned.

The authority herein given is to remain irrevocable so far as you are concerned until you are notified in writing of the revocations of such authority and you shall acknowledge receipt thereof in writing.

CEO

CFO

Deputy Financial Officer

This resolution will supersede previously adopted resolutions.

Resolution Number: 035-2026

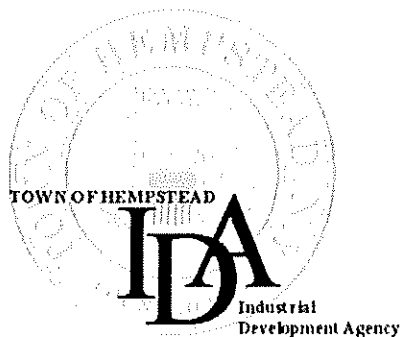
Ayes: Nays:

Adopted:

Thomas Grech, Acting Chairman, Vice Chairman

seal

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 an 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 Majkut, Secretary
August 18, 2026

9:20 AM
08/11/26
Accrual Basis

Town of Hempstead I. D. A. Balance Sheet As of August 11, 2026

	Aug 11, 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	442,841.61
200-20 · Severance (FNBLI) 186702585	542,405.37
200-19 · HlthRetirement (FNBLI)186702593	2,359,664.45
200 · Cash	
200-02 · Petty Cash	63.71
200-13 · Bank of America - 9419794381-Ck	50,799.23
200-14 · BankofAmerica MMS - 9419794402	2,412,224.76
Total 200 · Cash	2,463,087.70
Total Checking/Savings	5,817,999.13
Total Current Assets	5,674,181.73
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	6,890,149.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
550-00 · Accrued Expenses	-1,069.82

9:20 AM
08/11/26
Accrual Basis

Town of Hempstead I. D. A. Balance Sheet As of August 11, 2026

	Aug 11, 26
602-00 · Payroll Liabilities	
602-09 · NY Unemployment	-1,951.66
602-11 · AFLAC WITHHOLDING	-115.29
602-05 · FICA Tax W/H Medicare	65.47
602-01 · Retirement W/H	115.12
602-07 · Disability W/H	123.00
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	184.45
Total Other Current Liabilities	-885.37
Total Current Liabilities	-885.37
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	3,023,096.87
Equity	
Net Income	52,640.15
3000 · Opening Bal Equity	498,864.39
909-00 · Fund Balance	3,315,548.04
Total Equity	3,867,052.58
TOTAL LIABILITIES & EQUITY	6,890,149.45

9:21 AM

08/11/26

Accrual Basis

Town of Hempstead I. D. A.
Account QuickReport
As of August 11, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200 - Cash							64,112.10
200-13 - Bank of America - 9419794381-Ck							64,112.10
Check	07/15/2026	31798	TOH Dept of General...	RENT July 2026	522-12 - Rent E...	-6,063.75	58,048.35
Check	07/15/2026	31799	W.B. Mason Co., INC.	Office Supplie...	522-07 - Office ...	-121.95	57,926.40
Check	07/24/2026	52777	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-2,050.69	55,875.71
Check	07/24/2026	52778	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-721.59	55,154.12
Check	07/24/2026	52779	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-545.12	54,609.00
Check	07/24/2026	52780	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	51,325.70
Check	07/24/2026	52781	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.86	48,235.84
Check	07/24/2026	52782	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.56	45,979.28
General Journal	07/24/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,959.27	40,020.01
Check	07/27/2026	31800	Primo Brands	Account# 042...	522-07 - Office ...	-244.87	39,775.14
Check	07/27/2026	31801	Optimum	07858-547683...	522-07 - Office ...	-309.68	39,465.46
Transfer	07/28/2026			Funds Transfe...	200-14 - Bankof...	60,000.00	99,465.46
Check	07/28/2026	electro...	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	99,234.88
Check	07/28/2026	31802	AFLAC	NQR44- Invoic...	602-11 - AFLA...	-230.58	99,004.30
Check	07/28/2026	electro...	NYS Deferred Comp...	July 2026 (2) ...	-SPLIT-	-825.00	98,179.30
Check	07/28/2026	31803	Camoin Associates	Inv. #21982 B...	522-77 - Cost B...	-7,000.00	91,179.30
Check	07/28/2026	31804	Camoin Associates	Inv. #21983 G...	522-77 - Cost B...	-2,500.00	88,679.30
Check	07/30/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 J...	-SPLIT-	-970.24	87,709.06
Check	08/03/2026	31805	The New York Times	Subscription A...	522-05 - Dues ...	-92.40	87,616.66
Check	08/03/2026	31806	TOH Department of ...	Health Ins. - I...	522-70 - Health...	-11,300.85	76,315.81
Check	08/06/2026	31807	TOH Dept of General...	RENT August ...	522-12 - Rent E...	-6,063.75	70,252.06
Check	08/06/2026	31808	Town of Hemsplead - ...	Postage July 2...	522-19 - Postag...	-719.56	69,532.50
Check	08/06/2026	31809	TOH Dept of General...	Phone 1/01/20...	522-14 - Teleph...	-875.00	68,657.50
Check	08/07/2026	52783	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-2,010.61	66,646.89
Check	08/07/2026	52784	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-702.32	65,944.57
Check	08/07/2026	52785	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-576.91	65,367.66
Check	08/07/2026	52786	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,283.30	62,084.36
Check	08/07/2026	52787	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,089.85	58,994.51
Check	08/07/2026	52788	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,256.57	56,737.94
General Journal	08/07/2026	May 5/...	Bank of America	522-52 Pay Pe...	602-04 - FICA ...	-5,938.71	50,799.23
Total 200-13 - Bank of America - 9419794381-Ck						-13,312.87	50,799.23
Total 200 - Cash						-13,312.87	50,799.23
TOTAL						-13,312.87	50,799.23

10:53 AM

08/06/26

Accrual Basis

Town of Hempstead I. D. A.
2027 Preliminary Budget
January through December 2027

	Jan - Dec 27
Ordinary Income/Expense	
Income	
2801-00 · Public Hearing Notices	8,000.00
2901-00 · Cost Benefit Analysis Income	30,000.00
2401-01 · Interest/ Bank	45,000.00
2701-00 · Annual and Compliance Fees	109,000.00
2116-00 · Fees	925,686.00
Total Income	1,117,686.00
Gross Profit	1,117,686.00
Expense	
522-21 · Printing	400.00
522-14 · Telephone	875.00
522-19 · Postage and Delivery	2,000.00
522-17 · Travel	2,800.00
522-71 · Longevity Expense	3,000.00
2100-01 · PAYCHEX	3,800.00
522-11 · Depreciation	4,000.00
522-05 · Dues & Subscriptions	4,000.00
522-07 · Office Expenses	5,000.00
522-22 · Public Hearing notices Expense	7,000.00
522-06 · Meetings Expenses	8,000.00
522-03 · Advertising & Marketing	12,000.00
522-76 · Worker's Compensation	28,500.00
522-77 · Cost Benefit Analysis Expense	30,000.00
522-04 · Accounting Fees	31,500.00
522-01 · Professional Fees	32,300.00
522-12 · Rent Expense	76,403.28
522-75 · Pension Expense	98,000.00
522-70 · Health Insurance Expense	175,000.00
522-50 · Salary & Wages	
522-51 · Gross Wages	590,000.00
Total 522-50 · Salary & Wages	590,000.00
Total Expense	1,114,578.28
Net Ordinary Income	3,107.72
Net Income	3,107.72