TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Nathan L. Bennett Pavilion, One Washington Street, Hempstead
Tuesday, November 17, 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.

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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: None

Village of Hempstead:

- Consideration of a Termination of **Harris Beach 50 Clinton**, 50 Clinton Street, Hempstead

NEW BUSINESS - Applications, Transaction Resolutions and Presentations:

- Consideration of an Authorizing Resolution for **150 Sunrise LLC**, 144-150 Sunrise Highway, Rockville Centre
- Consideration of a Sales Tax Exemption of Time and Discussion of the Modification of the Existing Mortgage for **Inwood Property Development**, 356 Bayview Avenue, Inwood
- Consideration of a Tenant Consent for **Valley Stream Green Acres LLC – Vistasite Eye Care**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres LLC – Just Salad**, 2034 Green Acres Mall, Valley Stream
- Consideration of a Tenant Consent for **Valley Stream Green Acres LLC – Bestseller Stores US LLC d/b/a Jack & Jones**, 2034 Green Acres Mall, Valley Stream

NEW BUSINESS - Other:

- CEO's Report
- Consideration of a Resolution to Dispose of an Agency Laptop
- Consideration of a Resolution to change the December Meeting Date and Time
- Consideration of a Ratifying and Confirming Resolution for the IDA Networking Breakfast, October 21, 2026, Coral House, Baldwin, NY

OLD BUSINESS: None

Chairman approval: 11/10/26

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

- Consideration and Adoption of the Minutes of October 20, 2026

REPORT OF THE TREASURER:

- Financial Statements and Expenditure List: October 14, 2026 – November 10, 2026

COMMITTEE UPDATES :

EXECUTIVE SESSION:

ADJOURNMENT:

Chairman approval: 11/10/26

PROJECT ABSTRACT
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

150 Sunrise Highway LLC
Project: 2802 -26-01A

Application Date: 3/11/26 Contact: Ellis Abramson

Applicant Name and Address: 151 Albany Avenue
Freeport, NY 11520

Project Address: 144-150 Sunrise Hwy
Rockville Centre, NY 11570

Project:
The applicant seeks to construct a 3 Story, 63 suite Tru by Hilton hotel consisting of 29,922 square feet on .45 acres of currently vacant land. The rooms will be a mix of primarily queen and king beds.

Project Costs:

Land and/or building acquisition	$3,000,000
Building(s) demolition/construction	$11,749,295
Machinery and Equipment	$1,482,145
Financial Charges	$1,583,782
Other (Contingency)	$767,480
Total	$ 18,582,702.00

Employment:

	Full Time	Part Time
Present	0	0
1st Year	25	0
2nd Year	25	0

LMA: 100%
Creation: of 25 FTE
Average Salary of Wage Earners: $76,500.00 yearly
Approx. 40 Construction Jobs

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

Benefit Analysis:

Sales Tax Exemption Renovation, Furnishing and Fixture:
$8,531,722 x 8.625%= $735,862.00

Mortgage $11,700,000 x .75% = $ 87,750

Current Tax Information:
Section; 38, Block: 314, Lots: 1,2,3,4
Parcels: 4
SD- RVC UFSD

Full Value: 1,491,500
Total Assessment: 14,915
Total Current Taxes $87,680.78
26 General: $6,084
25-26 School $66,641.38
Village: $14,955.40
Estimated Taxes Once Built: $483,171
Applicant Attorney: Peter Curry
IDA Transaction Counsel: Barclay Damon – Amanda Fitzgerald

150 Sunrise Highway LLC
DRAFT PILOT

144-150 Sunrise Hwy
Rockville Centre, NY 11570
Section: 38, Block: 314, Lots: 1,2,3,4
Parcels: 4
SD- RVC UFSD
As built taxes: $483,171 as per letter from Farrell Fritz
Current Land Only Value $87,680.78

Year	Total
1	$87,680.78
2	$87,680.78
3	$87,680.78
4	$150,000.00
5	$170,000.00
6	$180,000.00
7	$200,000.00
8	$220,000.00
9	$250,000.00
10	$270,000.00
11	$290,000.00
12	$300,000.00
13	$350,000.00
14	$410,000.00
15	$484,000.00
16	$510,000.00
17	$520,000.00
18	$530,000.00
19	$540,000.00
20	$550,000.00

Draft Created 4/30/26

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IN THE MATTER OF A NOTICE

OF PUBLIC HEARING

RE: 150 SUNRISE HIGHWAY, LLC

----------X

1 College Place
Rockville Centre, New York

October 27, 2026
10:00 a.m.

B E F O R E: MICHAEL LODATO,

DEPUTY EXECUTIVE DIRECTOR

Dolly Fevola,
Court Reporter

A P P E A R A N C E S :

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY: MICHAEL LODATO,
Deputy Executive Director

MR. LODATO: Good morning. My name is Michael Lodato. I'm the Deputy Executive Director for the Town of Hempstead IDA and I'm observing it's 10:02 a.m. on October 27, 2026 for a public hearing for 150 Sunrise Highway, L.L.C.

I will now read the notice of Public Hearing for the stenographer.

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "**Hearing**") will be held by the Town of Hempstead Industrial Development Agency (the "**Agency**") on the 27th day of October, 2026, at 10:00 am., local time, at 1 College Place, Rockville Centre Village Hall, Village of Rockville Centre, Town of Hempstead, New York, in connection with the following matters:

150 Sunrise Highway LLC, a

limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 150 Sunrise Highway LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), submitted its application for financial assistance (the "**Application**") to the Agency, to enter into a transaction in which the Agency would assist in (1) the acquisition of an interest in approximately .45 acres of land located at 144-150 Sunrise Highway (tax map nos. 38.-314-1, 38.-314-2, 38.-314-3 and 38.-314-4) Town of Hempstead, Nassau County, New York (the "**Land**"), (2) the construction on the Land of a three-story, approximately 22,922 square foot hospitality facility to be used as a branded hotel, consisting of approximately 63 guest rooms and/or

suites, with related interior and exterior amenities (collectively, the "**Facility**"), and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of certain furniture, fixtures, machinery, equipment, furnishings and other items of tangible personal property necessary for the completion thereof (collectively, the "**Equipment**") (the Land, the Facility and the Equipment being collectively referred to as the "**Project Facility**") which Project Facility would be subleased by the Agency to the Company (collectively the "**Project**"). The Facility would be initially owned, operated and/or managed by the Company.

The Agency contemplates that it would provide financial assistance to the Company in the form of exemptions from mortgage recording

taxes (subject to statutory limitations) in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes.

The Company has requested that the Agency provide financial assistance to the Company in the form of abatements of real property taxes for a term of up to twenty (20) years (the "**PILOT Benefit**"). The proposed PILOT Benefit does not deviate from the Agency's Uniform Tax Exemption Policy and Guidelines, as amended to date (the "**Policy**"). Copies of the proposed PILOT payment schedule are available on the Agency's website at www.tohida.org.

A representative of the Agency will, at the above-stated time and place, hear and accept oral comments from all persons with views in favor

of or opposed to either the Project or the financial assistance requested by the Company. Comments may also be submitted to the Agency in writing or electronically prior to or during the Hearing by e-mailing them to idamail@hempsteadny.gov. Minutes of the Hearing will be transcribed and posted on the Agency's website.

Members of the public have the opportunity to review the Application and an analysis of the costs and benefits of the proposed Project, which can be found on the Agency's website at www.tohida.org. To the extent practicable, the Hearing will be streamed on the Agency's website in real-time in accordance with Section 857 of the New York State General Municipal Law. A video recording of the Hearing will be posted on the Agency's website, all in accordance

with Section 857 of the New York State General Municipal Law.

The Agency anticipates that the members of the Agency will consider a resolution to approve the Project and the financial assistance requested by the Company, including PILOT Benefit, at the Agency's Board Meeting (the "**Board Meeting**") to be held on November 17, 2026, at 9:00 a.m. local time, at 1 Washington Street, Town Hall Pavilion, Hempstead, New York 11550.

If anyone would like to get up and speak, please come up to the podium and state your name and where you're from for the stenographer. Thank you.

(At this time, a brief recess was taken.)

MR. LODATO: I am now observing it is 10:33 a.m. on October 27, 2026 and I do not see anyone else that would like to come and speak so

we're closing this hearing for 150 Sunrise Highway sine die.

Thank you.

(Time noted: 10:35 a.m.)

CERTIFICATION

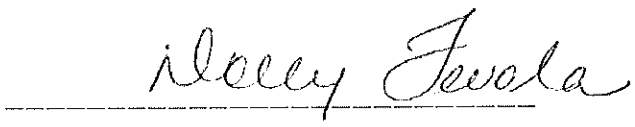
I, DOLLY FEVOLA, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the testimony given by said witness.

I further certify that I am not related, either by blood or marriage, to any of the parties to this action; and

THAT I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of November, 2026.



DOLLY FEVOLA

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IPD

Building Communities

Inwood Property Development
Isaiah Moultrie
216 Cedar Ave
Hewlett , NY 11557

Michael Lodado
Town of Hempstead IDA
Local Development Corporation
mlodato@hempsteadny.gov

Good afternoon Mr.Lodado,

November 5, 2026

Thank you for your time I am writing this letter today to ask for a 6 month extension on the Tax Exemption you granted Inwood Property Development we sustained delays and needed an increase in funding from our Bank CPC we still need to purchase materials for the construction of the building and appliances so we are asking for the extension also we are asking for an increase in funding from our lender CPC in the amount of $800,000 and we would also ask for that mortgage increase to also be exempt

Thank you

Isaiah Moultrie,

Inwood Property Development

Inwood Property Development
Phone: (516)351-6363
E-mail: Isaiah@imoultrie.com

Docusign Envelope ID: C5B433FB-8D53-8284-82E5-300D9DDD15E1

October 20, 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**:2,061 Square Feet
- **Tenant**: Green Acres Vistasite Inc, d/b/a Vistasite Eye Care
- **Address**: 1134 Green Acres Mall SP# 0079 Valley Stream, NY 11581
- **Estimated employees**: 8 employees
- **Estimated average salaries**: $380K Annually

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 309.738.6955.

Sincerely,

DocuSigned by:
Lyndsey Fuller
[illegible]

Lyndsey Fuller
AVP, Real Estate Counsel

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)

Docusign Envelope ID: 854EE8C2-931F-86EE-83FB-24B9E6D22647

October 27, 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**: 1,768 Square Feet
- **Tenant**: Just Salad Green Acres Mall LLC, d/b/a Just Salad
- **Address**: 1085 Green Acres Road, Valley Stream, NY 11581
- **Estimated employees**:18
- **Estimated average salaries**: 1 Salaried Employee: Restaurant Team Leader (RTL) average of 50 hours per week ($68,000 and up)
  1 Full-Time Employee: Chef average of 45 hours per week ($22 to $25)
  16 Part-Time Employees average of 20 to 35 hours per week ($17.50 to $22)

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:
Cassie Malayil
Cassie Malayil

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)

Docusign Envelope ID: C40775EA-98D2-8EC5-8165-3403B1E799C9

October 5, 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**: 6,481 Square Feet
- **Tenant**: Bestseller Stores US LLC, d/b/a Jack & Jones
- **Address**: 108 Green Acres Mall SP# 0108A Valley Stream, NY 11581
- **Estimated employees**: 4-5 Full-time, and 5-8 Part-time
- **Estimated average salaries**: Annual budget for payroll will be about $375,000

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,
Signed by:
Cassie Malayil
1D193F0CCC0845...
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
November 17, 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

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

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. **Inactive Presently, Owner Developer will reapply.**

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 bedrooms 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. An Amended Authorizing Resolution was adopted on August 18, 2026. Contacts: Paul O'Brien, Esq. for the IDA and developer's counsel, Jack Martens. We are waiting on a closing date.

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 Track 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.

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 and there was no opposition. An authorizing resolution was adopted, and we are awaiting a closing date. Contact: John Anzalone

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 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)

***Hempstead Village Housing Associates, LLC:** This project which is currently in the last years of an IDA PILOT, seeks to extend its incentive beyond December 31, 2026, termination date to coincide with the bonds maturing. As part of the transaction, the owner will upgrade the elevators, install new cabinets, flooring, new trash compactors and modernize apartment bathrooms. Contact: John Gordon, Esq., Dan Deegan.

INACTIVE PROJECTS:

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

DISPOSAL OF AGENCY PROPERTY
Laptop Computer

WHEREAS, the Town of Hempstead Industrial Development Agency will dispose of property as a result of replacement equipment and full depreciation and;

WHEREAS, the Agency will dispose of the HP Notebook 17BS062ST Lap Top Computer purchased by the IDA and:

WHEREAS, the property is obsolete equipment with a value of zero as declared by a certified public accounting firm and has depreciated fully.

NOW, THEREFORE, BE IT

RESOLVED, the Town of Hempstead Industrial Development Agency will dispose of the HP Notebook 17BS062ST Lap Top Computer effective immediately.

Adopted:

Ayes:
Nays:

Resolution Number: 046-2026

_____
Acting Chairman/ Vice Chairman

RESOLUTION

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

December 2026 Board Meeting
Date and Time Change

WHEREAS, the Town of Hempstead Industrial Development Agency had adopted a 2026 board meeting schedule and;

WHEREAS, Resolution 055-2025 outlined a schedule of 12 meetings, one per month, to be held in the Old Courthouse, 2nd floor, Old Town Hall, 350 Front Street, Hempstead or Nathan L Bennett Pavilion, One Washington Street, Hempstead, New York and;

WHEREAS, the December 15, 2026 meeting scheduled for 9:00 a.m. will be changed to December 14, 2026 at 10:30 a.m.;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Industrial Development Agency, hereby changes the date and time of the December 2026 meeting to December 14, 2026 at 10:30 a.m., in the Nathan L Bennett Pavilion, One Washington Street, Hempstead, New York

Adopted:
Ayes:
Nays:
Resolution Number: 047-2026

_____
Acting Chairman/Vice Chairman Thomas Grech

RESOLUTION

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY

Networking Breakfast Meeting
Wednesday, October 21, 2026
Coral House, Baldwin, NY

WHEREAS, the Town of Hempstead Industrial Development Agency endeavors to promote the sharing and exchanging of information with governmental and business leaders, commercial real estate developers and attorneys in the Town of Hempstead; and

WHEREAS, the Agency seeks to host an informational breakfast meeting for the local government and commercial real estate community on Wednesday, October 21, 2026 from 8:30 to 10:30 a.m.; and

WHEREAS, the Agency seeks to enter into a contract with Coral House of Milburn Lake, 70 Milburn Avenue, Baldwin, NY 11510, to host the breakfast meeting for a price per person of $60.80, inclusive of all taxes and fees for a maximum of 160 attendees;

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Hempstead Industrial Development Agency authorizes payment to Coral House of Milburn Lake, 70 Milburn Avenue, Baldwin, NY 11510 for an amount not to exceed $6,384.00.

Resolution Number: 048-2026
Adopted:
Ayes:
Nays:

_____
Acting Chairman/Vice Chairman

CONTRACT#12829



DATE: **ROOM:** **TIME:**
Wednesday October 21, 2026, Americana 8:30a.m.

CONTRACT # 12787

CONTACT: Tom Grech

Town of Hempstead Industrial
Development Agency
350 Front St.
Hempstead N.Y. 11550

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
105	Guests	49.00	5,145.00
	ADMINISTRATIVE FEE	**20%**	1,029.00
		SUBTOTAL	6,174.00
		TAX	EXEMPT
	$2.00 PER PERSON	**GRATUITY**	210.00
		SUBTOTAL	
		LESS DEPOSIT	
		TOTAL DUE	**6,384.00**

**ALL PAYMENTS MUST BE MADE IN CASH OR CERTIFIED BANK CHECK 10 DAYS PRIOR.
CREDIT/DEBIT CARDS OR PERSONAL CHECKS WILL NOT BE ACCEPTED.MAKE PAYMENTS PAYABLE TO:**

CORAL HOUSE
70 MILBURN AVE. BALDWIN, NY 11510 PHONE: 516-223-6500 | FAX: 516-223-6888

Frederick E. Parola
Chief Executive Officer

TOWN OF HEMPSTEAD
IDA
Industrial
Development Agency

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

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
October 20, 2026, 9:00 a.m.
Nathan L. Bennett Pavilion, One Washington Street, Hempstead, New York

Agenda: Village Business: Village of Freeport: None, **Village of Hempstead:** Update on Status of Harris Beach 50 Clinton Street, Hempstead, **New Business: – Applications, Transaction Resolutions:** Consideration of a Tenant Consent for Valley Stream Green Acres – Clarks, 2034 Green Acres Mall, Valley Stream, Consideration of a Tenant Consent for Equity One/Regency Centers – Miniso, 900 Old Country Road, Westbury, **New Business – Other:** CEO's Report, **Old Business:** Consideration of a Resolution for a Resolution for a Service Agreement with the Town of Hempstead Department of Occupational Resources (DOOR), **Reading and Approval of Previous Meeting Minutes:** Consideration and Adoption of the Minutes of September 29, 2026, **Report of the Treasurer**: Financial Statements and Expenditure List: September 23, 2026 – October 13, 2026, Consideration of 2027 Budget, Consideration of Four Year Financial Plan, **Committee Updates, Executive Session, Adjournment**

Those in attendance:	Tom Grech, Acting Chairman Eric C. Mallette, Treasurer Guy Savia, Board Member Jill Mollitor, Board Member Jerry Kornbluth, Board Member Robert Bedford, Board Member Jack Majkut, Secretary
Also in attendance:	Frederick E. Parola, CEO Edie Longo, CFO Arlyn Eames, Deputy Financial Officer Michael Lodato, Deputy Executive Director Lorraine Rhoads, Agency Administrator Laura Tomeo, Deputy Agency Administrator Barry Carrigan, Nixon Peabody John E. Ryan, Agency Counsel Alan Wax, Todd Shapiro Associates, Inc. (electronically)
Village of Hempstead:	William Miller, Village of Hempstead Member Joylette Williams, Village of Hempstead Member Tanya Carter, Village of Hempstead Member
Excused:	Paul O'Brien, Phillips Lytle LLP

The meeting was called to order at 9:03 a.m. The Chairman declared a quorum was present.

Public Comment: The Chairman opened the floor to comments by the public.

Village of Freeport: None

Village of Hempstead:

Update on Status of Harris Beach 50 Clinton, 50 Clinton Street, Hempstead: Dan Baker, Greenburg, Traurig, LLP the attorney representing the purchaser of the property, addressed the board. The PILOT under the receivership is in Arears with their payments. Satbor Singh, a client of Attorney Dan Baker, would like to purchase the project and bring the PILOT payment up to date. As this has yet to be approved by the court, the IDA cannot take payment at this time. No vote needed.

New Business:

Consideration for a Tenant Consent for Valley Stream Green Acres – Clarks, 2034 Green Acres Mall, Valley Stream: Jack Majkut made a motion to approve a Tenant Consent for Clarks, 2034 Green Acres Mall, Valley Stream. This tenant will occupy 1,670 square feet and will employe (4) full-time positions and (4) part-time positions. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

Consideration for a Tenant Consent for Equity One/Regency Centers –Miniso, 900 Old Country Road, Westbury: Jerry Kornbluth made a motion to approve a Tenant Consent for Miniso, 900 Old Country Road, Westbury. This tenant will occupy 4,964 square feet and will employe (7) employees. This motion was seconded by Robert Bedford. 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:

Consideration and Adoption of the Governance Committee Charter: Robert Bedford made a motion to adopt the Governance Committee Charter as presented and adopted by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Appointment of the Procurement Officer: Robert Bedford made a motion to appoint Fred Parola the Procurement Officer for the Industrial Development Agency. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Conflict-of-Interest Policy: Robert Bedford made a motion to adopt the Conflict-of-Interest Policy as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Property Acquisition Policy: Robert Bedford made a motion to adopt the Property Acquisition Policy as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Uniform Tax Exemption Policy: Robert Bedford made a motion to adopt the Uniform Tax Exemption Policy as approved by the Governance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Finance Committee Charter: Robert Bedford made a motion to adopt the Finance Committee Charter as approved by the Finance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Fund Balance Policy: Robert Bedford made a motion to adopt the Fund Balance Policy as approved by the Finance Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

Consideration and Adoption of the Audit Committee Charter: Robert Bedford made a motion to adopt the Audit Committee Charter as approved by the Audit Committee. This motion was seconded by Eric Mallette. All were in favor. Motion carried.

OLD BUSINESS:

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

Consideration of a Resolution for a Service Agreement with the Town of Hempstead Department of Occupational Resources (DOOR): Edie Longo addressed the board. Guy Savia made a motion to adopt a resolution authorizing a Service Agreement with the Town of Hempstead Department of Occupational Resources (DOOR) for an amount not to exceed $250,000.00. This motion was seconded by Jerry Kornbluth. Eric Mallette abstained. Motion carried.

Minutes of September 29, 2026, Board Meeting: Eric Mallette made a motion to waive the reading and adopt the minutes of September 29, 2026, as presented. This motion was seconded by Tom 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 September 23, 2026 – October 13, 2026.

Consideration of a 2027 Budget: Eric Mallette made a motion to approve and adopt the 2027 Budget. This motion was seconded by Tom Grech. All were in favor. Motion carried. The final Budget will be submitted to the Authority Budget Office via the PARIS website.

Consideration of Four-Year Financial Plan: Eric Mallette made a motion to approve and adopt the Four-Year Financial Plan. This motion was seconded by Tom Grech. All were in favor. Motion carried. The Four-Year Financial Plan will be submitted to the Authority Budget Office through the PARIS website.

Committee Updates: There were no updates.

Adjournment: With all business concluded. Eric Mallette made a motion to adjourn the meeting at 9:19 a.m. This motion was seconded by Jerry Kornbluth. All were in favor. Motion carried.

_____

Jack Majkut, Secretary
November 17, 2026

Town of Hempstead I. D. A.
Account QuickReport
As of November 10, 2026

Type	Date	Num	Name	Memo	Split	Amount	Balance
200-23 · Connect One 194227911 CHECKING							38,531.26
Check	10/14/2026	4013	Todd Shapiro Associ...	Consultant -O...	522-01 · Profes...	-2,500.00	36,031.26
Check	10/14/2026	4014	Todd Shapiro Associ...	VOID: Consult...	522-01 · Profes...	0.00	36,031.26
General Journal	10/14/2026	09/1/2...	Todd Shapiro Associ...	For CHK 4014...	522-01 · Profes...	-2,500.00	33,531.26
General Journal	10/14/2026	09/1/2...	Todd Shapiro Associ...	Reverse of GJ...	522-01 · Profes...	2,500.00	36,031.26
Check	10/14/2026	4015	Lodato, Michael	Mileage & Me...	522-17 · Travel	-211.07	35,820.19
Check	10/14/2026	4016	Arlyn C. Eames	Mileage & Me...	522-17 · Travel	-133.15	35,687.04
Check	10/14/2026	4017	W.B. Mason Co., INC.	Invoice# 2650...	522-07 · Office ...	-54.91	35,632.13
Check	10/16/2026	10018	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,992.73	33,639.40
Check	10/16/2026	10019	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-639.59	32,999.81
Check	10/16/2026	10020	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-760.28	32,239.53
Check	10/16/2026	10021	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,284.50	28,955.03
Check	10/16/2026	10022	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,091.06	25,863.97
Check	10/16/2026	10023	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,721.83	23,142.14
General Journal	10/16/2026	09/1/2...	Connect One Bank C...	522-52 Pay Pe...	602-04 · FICA ...	-5,977.78	17,164.36
Transfer	10/19/2026			Funds Transfe...	200-24 · Conne...	60,000.00	77,164.36
Check	10/20/2026	4019	Lodato, Michael	Reinbursemen...	522-07 · Office ...	-597.43	76,566.93
Check	10/21/2026	4020	W.B. Mason Co., INC.	Invoice# 2651...	522-07 · Office ...	-30.65	76,536.28
Check	10/21/2026	4021	Bank of America-Acc...	Bank Charges...	522-09 · Bank ...	-74.06	76,462.22
Check	10/22/2026	4022	Coral House on Milbu...	IDA Breakfast ...	522-03 · Adverti...	-6,384.00	70,078.22
Check	10/26/2026	31828	The Town of Hempst...	Connect One ...	200-13 · Bank o...	58,660.54	128,738.76
Check	10/28/2026	4023	Primo Brands	INV#26J04234...	522-07 · Office ...	-2.98	128,735.78
Check	10/28/2026	4024	TOH Dept of General...	RENT OCTO...	522-12 · Rent E...	-6,063.75	122,672.03
Check	10/28/2026	4025	Newsday Media Group	Public Hearing...	2801-00 · Publi...	-680.00	121,992.03
Check	10/28/2026	4026	AFLAC	NQR44 Inoice...	602-11 · AFLA...	-218.10	121,773.93
Check	10/30/2026	10025	PAROLA, FREDERI...	522-52 Pay Pe...	-SPLIT-	-1,991.83	119,782.10
Check	10/30/2026	10031	Arlyn C. Eames	522-52 Pay Pe...	-SPLIT-	-3,284.50	116,497.60
Check	10/30/2026	10027	LONGO, EDITH M.	522-52 Pay Pe...	-SPLIT-	-767.74	115,729.86
Check	10/30/2026	10035	Laura N. Tomeo	522-52 Pay Pe...	-SPLIT-	-2,257.77	113,472.09
Check	10/30/2026	10033	Lodato, Michael	522-52 Pay Pe...	-SPLIT-	-3,091.06	110,381.03
Check	10/30/2026	10029	RHOADS, LORRAINE	522-52 Pay Pe...	-SPLIT-	-873.40	109,507.63
Check	10/30/2026	10030	Arlyn C. Eames	Pay Period 10/...	522-51 · Gross ...	-126.19	109,381.44
Check	10/30/2026	10034	Laura N. Tomeo	Pay Period 10/...	522-51 · Gross ...	-181.79	109,199.65
Check	10/30/2026	10032	Lodato, Michael	Pay Period 10/...	522-51 · Gross ...	-160.94	109,038.71
Check	10/30/2026	10026	LONGO, EDITH M.	Pay Period 10/...	522-51 · Gross ...	-14.62	109,024.09
Check	10/30/2026	10024	PAROLA, FREDERI...	Pay Period 10/...	522-51 · Gross ...	-74.75	108,949.34
Check	10/30/2026	10028	RHOADS, LORRAINE	Pay Period 10/...	522-51 · Gross ...	-7.97	108,941.37
General Journal	10/30/2026	09/1/2...	Connect One Bank C...	522-52 Pay Pe...	602-04 · FICA ...	-5,626.12	103,315.25
Check	11/04/2026	4027	Lodato, Michael	Travel Reinbur...	522-17 · Travel	-13.98	103,301.27
Check	11/04/2026	4028	The New York Times	Inv#31298D8E...	522-05 · Dues ...	-92.40	103,208.87
Check	11/04/2026	4029	TOH Department of ...	Health Insuran...	522-70 · Health...	-11,300.85	91,908.02
Check	11/04/2026	4030	W.B. Mason Co., INC.	Invoice# 2654...	522-07 · Office ...	-326.04	91,581.98
Check	11/04/2026	4031	Town of Hemsptead -...	Postage Octo...	522-19 · Postag...	-200.87	91,381.11
Check	11/05/2026	electro...	N.Y.S & LOCAL EMP...	Code 51313 O...	-SPLIT-	-1,455.36	89,925.75
Check	11/05/2026	electro...	NYS Deferred Comp...	October 2026 ...	-SPLIT-	-1,237.50	88,688.25
Check	11/10/2026	electro...	PAYCHEX	Inv#20261029...	2100-01 · PAY...	-357.15	88,331.10
Total 200-23 · Connect One 194227911 CHECKING						49,799.84	88,331.10
TOTAL						**49,799.84**	**88,331.10**

Town of Hempstead I. D. A.
Balance Sheet
As of November 10, 2026

	Nov 10, 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 · Cash		
200-02 · Petty Cash	63.71	
200-13 · Bank of America9419794381CLOSED	191.18	
Total 200 · Cash	254.89	
200-22 · Checking (FNBLI)187009667	10,000.00	
200-23 · Connect One 194227911 CHECKING	88,331.10	
200-21 · Oper Invest MM(FNBLI) 186702577	445,724.94	
200-20 · Severance (FNBLI) 186702585	545,936.97	
200-19 · HlthRetirement (FNBLI)186702593	2,375,028.19	
200-24 · Connect 723935561 SAVINGS	2,914,784.43	
Total Checking/Savings	6,380,060.52	
Total Current Assets	6,236,243.12	
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	**7,452,210.84**	
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		

Town of Hempstead I. D. A.
Balance Sheet
As of November 10, 2026

	Nov 10, 26
602-00 · Payroll Liabilities	
602-09 · NY Unemployment	-2,031.21
602-04 · FICA Tax W/H Social Sec.	-541.61
602-05 · FICA Tax W/H Medicare	-18.13
602-11 · AFLAC WITHHOLDING	2.40
602-03 · State Income Tax W/H	7.85
602-07 · Disability W/H	148.20
602-02 · Fed'L Income Tax W/H	171.68
Total 602-00 · Payroll Liabilities	-2,260.82
550-00 · Accrued Expenses	-1,069.82
Total Other Current Liabilities	-3,330.64
Total Current Liabilities	-3,330.64
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	3,020,651.60
Equity	
3000 · Opening Bal Equity	498,864.39
Net Income	617,146.81
909-00 · Fund Balance	3,315,548.04
Total Equity	4,431,559.24
TOTAL LIABILITIES & EQUITY	**7,452,210.84**