



HEMPSTEAD
DOWNTOWN REVITALIZATION
INITIATIVE APPLICATION
2022 – ROUND 6

1

REDC Region

Long Island

Municipality

Village of Hempstead

Downtown Name

Downtown Hempstead Reimagined

County Nassau County

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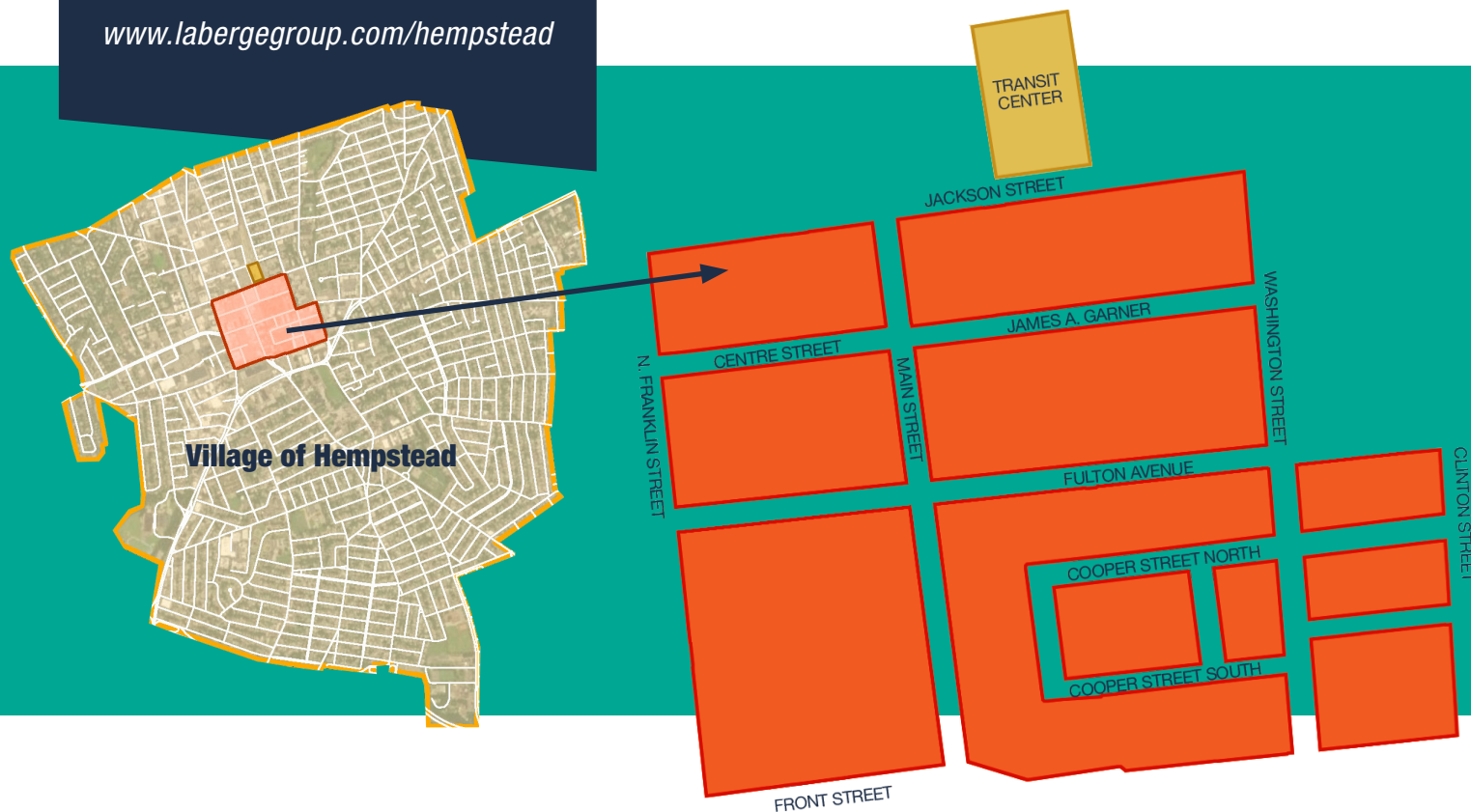


2 GEOGRAPHIC AREA AND JUSTIFICATION

WHAT SETS THE VILLAGE OF HEMPSTEAD APART

Strategic Vital Hub The Village of Hempstead is a vital hub in the center of Nassau County. It is the most populous Village in New York State, with more than 59,000 people and continues to grow (9.8%, since 2010). With 92% identifying as a minority, this culturally and ethnically diverse Village is rich with character and vibrancy.

The Proposed DRI target area for Downtown Hempstead Reimagined is the heart of the Village's Central Business District. It covers 0.11 square miles (70.4 acres) in the north-central part of the Village and contains 155 parcels within a highly functional street grid of 15 blocks and 30 intersections. These Downtown Hempstead streetscapes are vital to community mobility and serve all modes of transport. The proposed DRI is bounded by Jackson Street (north), Washington Street to Fulton to Clinton Street (east), Front Street (south), and North Franklin Street (west). These Downtown streets serve as significant arteries to greater Long Island and consist of vital civic spaces that are essential to commerce, sense of place and community identity and character.



2 GEOGRAPHIC AREA AND JUSTIFICATION

THE DOWNTOWN HEMPSTEAD REIMAGINED DRI BOUNDARY CAPITALIZES ON:

- ▶▶ **“Hub of Hempstead”** As the historic and current Central Business District, it is a walkable compact area that serves as a hub to commerce in Hempstead. Among its hundreds of businesses are VIM clothing store, El Paraiso and Mi Tierrita restaurants, Bank of America, Fulton Ave Pharmacy, La Sevillana Bakery, Walgreens Drug, and many more.
- ▶▶ **Major Civic and Cultural Landmarks** The African American Museum of Nassau, the historic St. George’s Church, Denton Green, Hempstead Public Library, and Nassau County Court along with daycare centers, churches, and schools are all located in this hub.
- ▶▶ **Access to Major Public Transit** Hempstead Long Island Railroad (LIRR) Station and Rosa Parks Hempstead Transit (bus) Center both provide convenient commuting access to employment opportunities in New York City and all of Long Island.
- ▶▶ **Education Partners** Multiple nearby educational institutions are committed to the success in the Village, including Hofstra University, Molloy University, Adelphi University, Nassau Community College, Hempstead School District facilities, and the Landmark Charter School.
- ▶▶ **Thriving Core of Mixed Uses** Land use includes an existing mix of commerce, with many retail services, civic institutions, religious establishments, single- and multi-story residential housing, public facilities and services, commercial strips, faith-based organizations, non-profits, as well as various Village, Town, County and other public services. The blocks contain buildings of varying proportions, heights, and sizes.
- ▶▶ **Focused Revitalization** The Village has been actively facilitating redevelopment and revitalization of downtown Hempstead for over a decade. The Village of Hempstead BOA was completed under New York’s Brownfield Opportunity Areas Program in order to leverage property investment and Transit-Oriented Development (TOD) in and around the downtown core. The BOA Program delivered financial assistance and expertise to enable remediation and downtown revitalization programming and economic development in this distressed community. Importantly, a 2021 CFA awarded additional funds to implement BOA strategies and actions within the “Empowerment Zone.”
- ▶▶ **Unparalleled Investment Opportunity** The DRI boundary is overlain by parts of two Federal Opportunity Zones. The Zones were created by the 2017 US Tax Cuts & Jobs Act to stimulate major investment in distressed areas. This compliments the DRI by spurring building and job opportunities as a result of tax benefits flowing to participating investors. With numerous strategic

sites and prime properties in the DRI, the Downtown OZ is estimated to immediately help leverage \$100 million or more of investment downtown.

- ▶▶ **Eliminates Economic Disparities** The DRI addresses environmental legacies and disparities that disproportionately affect this diverse minority community. The DRI will advance the fair treatment of all people through broad-based actions to address environmental concerns, improve the economic base as it leverages brown-field sites cleanup and reuse, aid TOD, and upgrade the overall quality of life through an equity orientation. The remediation and rehabilitation of contaminated and vacant sites will improve the environment and community livability, bolster public health and wealth, and strengthen the tax base.



3 VISION STATEMENT

The Village has made significant strides toward redevelopment and revitalization. It forged the 2008 Village of Hempstead Comprehensive Plan Update & Downtown Vision Plan; the 2012 Downtown TOD Overlay Zone; 2012 Master Developer Agreement; and 2020 Brownfield Opportunity Area Step 2 Nomination, all as frameworks for action.

Simultaneous with this master planning, the Village's Community Development Agency (CDA) activated a program of development implementation and readiness encompassing broad housing, community, and economic actions that directly empower residents, strategically align resources, and which provide for desired change. These are assisting community growth and wealth building through workforce training, support for jobs and small business creation, business sustainability, and investments to modernize critical infrastructure and rehabilitate and add to the building stock. The Village Trustees also allocated American Rescue Plan Act (ARPA) funds to assist with restoring and revitalizing the economy and community health.

These Downtown revitalization and community development efforts sustain the Village's unique downtown and residents' well-being.

VISION FOR DOWNTOWN HEMPSTEAD REIMAGINED

Through strategic collaboration and pointed investment, Downtown Hempstead Reimagined is the voice and vision of residents, business owners and community organizations. As the "Hub", Downtown Hempstead Reimagined implements powerful strategies to reinforce and leverage growth in our core.

Hempstead's 'Reimagined Downtown' restores, enhances, and modernizes a distinct and versatile mixed-use business and residential center. Through sustained placemaking, and targeted local economic stimulus, it generates diverse housing, job growth, plus supports families and fortifies community. With many nearby schools, its economic empowerment includes a strengthening of strategic partnerships extending across early childcare through college, and workforce development realms, thereby ensuring we are all prepared for the future, and our economic and social base is vital and well-rounded so that we all thrive.

The Village's social fabric, its historic essence, and its physical assets underpin revitalization. The character and walkable nature of Hempstead's streetscape will be evoked through new transit-oriented housing and mixed business growth and infill. There will be distinctive entertainment, hospitality, retail service, professional office, housing, lite industry, and community functions brought to life along Main Street and in the grid by Front and Center Streets, around Village and Town Halls, and Denton Green. These will support a vital Downtown Hempstead economy, social diversity, and they will bolster our urban fabric. Importantly, public-private partnerships will be formed to grow and diversify the economy, highlight downtown district offerings, and bolster and enable cohesive links with Hofstra, Adelphi University, Nassau County Community College and Molloy University.

Within Downtown Hempstead Reimagined, we will avoid gentrification, we will overcome environmental injustice and we will green our economy. Under this holistic downtown revitalization approach, the Village envisions excellent standards of living, safe settings, plentiful housing choices, complete streets, economic growth and stability, access to meaningful employment and healthcare, civic quality, and abundant physical and social amenities.

GOALS OF DOWNTOWN HEMPSTEAD REIMAGINED

Specific community goals that advance the Village's Vision include:

- ▶▶ Pursue transit-oriented development.
- ▶▶ Create a broad mix of housing options.
- ▶▶ Discourage gentrification and implement anti-displacement mechanisms.
- ▶▶ Promote mixed-use infill.
- ▶▶ Attract and stimulate major private sector investment.
- ▶▶ Expand employment opportunities and workforce training.
- ▶▶ Bolster infrastructure.
- ▶▶ Incubate and sustain small businesses.
- ▶▶ Implement green and natural design to aid livability, community character and reduce the consumption of energy.
- ▶▶ Foster food, entertainment, health, and aligned retail and service offerings.
- ▶▶ Establish parks as highly inviting civic and open space.
- ▶▶ Create a medical/ healthcare cluster to provide better and more accessible care for residents and a source of jobs.
- ▶▶ Redevelop abandoned and underutilized properties.
- ▶▶ Advance multi-functional uses (commercial/office, recreational, institutional and residential) in a pedestrian oriented setting.
- ▶▶ Advance complete and green streets to provide distinctive enhancements in community character.
- ▶▶ Improve access to childcare.

4 PAST INVESTMENT AND FUTURE POTENTIAL

THE VILLAGE IS POISED TO LEVERAGE PRIVATE/ PUBLIC INVESTMENT TO TRANSFORM THE COMMUNITY'S CORE.

Village leaders are aggressively investing in modernizing water, sewer and storm sewer infrastructure. Private partners are actively seeking approvals to transform distressed properties. DRI stimulus will reap an achievable target of \$500 million in investment in five years.

Recent Downtown Investments Due to recent public and private investments, the Village of Hempstead is well-positioned to not only reinvigorate its downtown but also to further Hempstead's vision of leading an economic renaissance for this historic Long Island Hub.

► **Dell Transportation Corporation** In 2019, an RDU-led land-swap enabled construction of a new headquarters - investing over \$8 million on this state-of-the-art operation on 1.4 acres at Kellum and Union Place. Site improvements included a 3-floor, 9,100 square foot office building, a 3,700 square foot maintenance garage, courtyard, and parking for 44 buses. The facility investment

retained 36 local jobs and created 23 full-time jobs. This investment flowed directly from the overlay zoning revisions adopted by the Village.

► **Water & Sewer Infrastructure Upgrades** Water and wastewater infrastructure serving the Village was deteriorating and unable to accommodate growth. Recognizing this barrier, the Village, and the County have enacted critical capital replacements and upgrades. First, the Village retained an engineer to investigate the condition of utilities Village-wide and to prepare a comprehensive evaluation of construction alternatives and cost estimates. Accordingly, between 2017 and 2022, engineers documented the conditions of the systems and produced three reports to guide capital investments, including: a Water Evaluation, Sewer Evaluation, and Hydraulic Water/Sewer Flow Study. Combined, the Village expended \$450,000 and is now positioned to pursue implementation grants and self-initiate capital improvements to enable transformative projects to proceed.

Dell Headquarters
\$8 million investment - Constructed
36 local jobs / 23 permanent jobs

Carmen (Mixed Use)
\$81 million investment
228 Residential Units, 22,600 Commercial sf
448 Construction Jobs
496 Indirect/Permanent Jobs
Approved - Building Permit Ready

Future Mixed Use

Future Mixed Use

Estella
\$150 Million Investment
\$53 Million committed NYS public agency investment
96 apartments for disabled adults
5,000 sf commercial space
Approved - Building Permit Ready

Future Mixed Use

Urban Fresh Market
\$18 million investment - Start Date 2023
100 construction jobs / 200 indirect permanent jobs

10 MINUTE WALKING RADIUS
5 MINUTE WALKING RADIUS

4 PAST INVESTMENT AND FUTURE POTENTIAL

Since the Village began sewer improvements in 2017, over \$37 million is to be expended inclusive of Federal grants. A \$25 million sewer pump station constructed by the County is already solving local and regional wastewater issues. This investment is immediately catalyzing economic investment in Carman Place and Estella Apartments. Moreover, the 2022 Hydraulic Analysis Report on Sewage Collection System Connections evaluated four (4) RDU project sites included in the DRI and site specific improvements to be mitigated by the developer. This phased utility improvement program will upgrade vulnerable parts of the system.

- ▶ **BOA Nomination Study** This investment initiated the repurposing of 40 vacant and underutilized brownfield sites which span 180 acres in the Village BOA footprint. Their rehabilitation and revitalization will contribute appeal by reducing abandoned, underutilized sites, plus it will positively affect the tax base. The BOA footprint completely overlays the DRI boundary. Supported by NYSDOS and NYSDEC, the report guides implementation of redevelopment by addressing strategic sites. Its site profiles serve as development templates and provide marketing tools to attract developers and ensure environmental disclosure. The initial BOA investment was over \$785,000. In 2021, NYSDOS awarded another \$200,000 for further implementation and to foster TOD.
- ▶ **Form-Based Code / Zoning Overlay Downtown Overlay Zone** In 2012, the Village invested in the establishment of its visionary Downtown Overlay Zone (DOZ). The DOZ regulates new building form around the Village's core. Through the DOZ, the DRI area will be restored to its full potential and catalyze substantial new infill, with generation of over 1,000 housing units and 500,000 square feet of new or rehabilitated non-residential space.
- ▶ **\$1 million in USD0J grants** to promote community-based crime reduction (CBCR) policies and programs. CBCR leverages community knowledge and expertise to focus law enforcement efforts in neighborhoods where crime is concentrated.
- ▶ **\$100,000 in DHSES grants** to secure critical infrastructure and improve cyber security capabilities.

DRI CATALYZES FUTURE INVESTMENTS The Village's distinct grid establishes a traditional downtown that is attractive for investment. Roads spread out from this core along avenues and boulevards that contain retail services and multifamily housing. Institutions, like Hofstra in the eastern section of the Village, add to a varied economic base.

- ▶ **TOD Investments** With two major regional rail and bus stations directly adjacent to the DRI target area, Downtown Hempstead Reimagined has the strong ability to attract TOD.
- ▶ **Clinton Street & Laurel Avenue Water System Investment** The Village, as a water supplier, is burdened by environmental legacies like 1,4-Dioxane contamination. As an urban area with high poverty rates, the water system has limited redundancy compared to other Long Island operations. A multiphase plan was

drafted to rapidly implement treatment improvements. The current focus is for a 3,000-gpm Advanced Oxidation Process (AOP) installation that will be put out for construction bidding following receipt of needed health approvals. The second and third construction phases contemplate a 3,000-gpm AOP unit at Clinton Street, plus another at the Laurel Avenue water plant. All improvements will be complete within two years.

- ▶ **\$700 Million Catchment Area within a 10-minute walk** is poised for nearly unprecedented investments, along with over \$3 Million in Community Benefit Fees and over 10,000 construction, industry and indirect jobs. These investment opportunities are the result of numerous projects initiated many years ago that can now come to fruition.
- Carman Place & Estella Apartments Housing** are two such large projects that received approval in January 2022. Carman Place involves building 228 units for households earning as little as \$27,270 plus 22,000 square feet of commercial space. Meanwhile, Estella Housing project, across from Carman Place will create 96 affordable units, including 30 with supportive services, with half of those 30 units reserved for veterans.

Carman Place



Estella Apartments Housing

5 RECENT AND IMPENDING JOB GROWTH

JOB TRAINING AND WORKFORCE DEVELOPMENT FOR RESIDENTS IS AT THE HEART OF DOWNTOWN HEMPSTEAD REIMAGINED.

It is key to providing a highly equipped *'Workforce of Tomorrow to Fill Jobs of Today'* and will deliver quality of life for all. The Village is committed to sustaining and growing existing businesses and the local workforce can easily hop on transit and support new and growing businesses within target sectors all throughout the Nassau, Long Island, and Metro New York region. Importantly, this DRI will activate the local partner institutions of higher learning, as they foster highly prepared workers, provide academic engagement, and use our Downtown as a hub of partnership and innovation that supports essential growth.

Growing Population and Housing Demands The 2021 Market Analysis identified conditions and trends in the Village and its surrounding markets and highlighted market character, demand, and essential land use needs. Based on the availability of space for future buildings, the Village is well-positioned for new development. The Market Analysis predicts population growth in the Village will increase by 1,950 residents in the Primary Market Area (PMA) surrounding Downtown over the next five years. In terms of housing availability, there is currently unmet demand for multi-family development. Grubb Properties is a national firm who has become a local partner in meeting this demand through the implementation of a 173-unit, five-story apartment project on a 1.69-acre site near the target area at 257 Main Street.

Advancing strategic site development, will jumpstart the economy through the reduction of vacancies and increased job opportunities. Offering prime, move-in ready and street-front commercial spaces near major transit assets and shopping corridors will increase service and retail options thereby strengthening the tax base and attracting new professionals to live, work and play in Downtown Hempstead.

Adelphi's long-running partnership with a school district in a neighboring community has led to a federal grant to create innovative summer and after-school programs designed to meet the needs of students and their families. Downtown Hempstead Reimagined will continue this high-impact effort to strengthen job opportunities in the Village.

Impending Transit Oriented Development (TOD) Growth The major transit assets are a leading strength in the Village and should be built-upon to advance revitalization. The County is providing aligned investments in public transport, accelerating growth in transit-oriented downtowns and cutting red tape for redevelopment projects. TOD offers an ample mechanism for smart and sustainable Downtown growth that can beneficially relate to the Rosa Parks bus transit center and the Hempstead LIRR Station. The Market Analysis suggests TOD could transform the Village by creating housing, retail and small-scale office buildings. Based on a correlation between rail commuters and white-collar employment, it is assumed that commuters have relatively high disposable incomes to spend on dining and personal services. Rail commuters also represent a prospective patron base for additional market rate housing development. Overall, TOD will increase real estate values, and lead to job and business creation multipliers.

Investments in Public Infrastructure Development As part of its American Rescue Plan Act (ARPA), the Village allocated **\$3.1 million dollars towards Phase I improvements and Village water plant upgrades.** These water infrastructure capital improvements will serve as a catalyst for multiple housing projects in the broader downtown, as well as new retail and commercial development. The capital investments will improve Downtown water quality, availability, and fire flow to guard the health of village residents and assure adequate water pressure for fire-fighting.



5 RECENT AND IMPENDING JOB GROWTH

In early 2022 the Village received **\$5 Million in federal appropriations for the construction of infrastructure improvements to the sewer and water systems**. These improvements include the development of a new gravity sewer main that will direct sewage from new housing and commercial developments to a new flow diversion pump station. The route of the new main will travel through the DRI area. In addition, a new water distribution main will be developed to provide necessary flow and pressure, improving service to users in the immediate area.

Catalytic Housing Development Infrastructure improvements will allow for multiple new Downtown housing, retail and commercial opportunities. Imminent for the Village is new development totaling over \$161 million. Impending development surrounding the DRI will create over 1,000 construction jobs, as well as a large number of permanent jobs in both the residential settings and the commercial/retail spaces. The Village has worked with developers to commit to a Community Benefits Agreement in which at least 25% of construction and permanent jobs will go to eligible Village residents. The new housing projects include Estella Housing: a 96-unit, mixed-use supportive housing for persons with disabilities including veterans and low-income families at 50% and 60% local median household income, featuring 5,000sf of commercial space; and Carman Place: a 228-unit, 2.5 acres project affordable to households with a mix of incomes, featuring over 23,000sf of commercial space.

Support For Redevelopment This DRI serves as the extension of the Village's BOA Nomination. The overarching goal of the BOA is to renew blighted, vacant, or contaminated property throughout Downtown Hempstead. Several Strategic Sites involve targeted redevelopment at existing structures as prime retail storefronts, multi-family dwellings, or other uses. The DRI is the pinnacle of the BOA and will spark building, job creation and workforce development. Not only will this DRI improve aesthetics, but it will strengthen the tax base, attract young professionals, foster mixed-use, and establish momentum that will encourage future investment that will drive long-term growth.

KEY FINDINGS: LABOR & INDUSTRY TRENDS

- ▶ **Pent up demand from commuting workers** In 2018, 20% of Downtown Primary Market Area (PMA) residents also worked in the PMA. Approximately 119,010 workers commuted into the PMA for work while 86,800 residents commuted outside the PMA for work. Assuming some commuters prefer to live closer to their place of work if adequate housing were available, these commuting workers represent pent-up housing demand.
- ▶ **Education and health care institutions are assets** The Downtown PMA contains major institutions of higher education and health care institutions which all have the potential to provide synergies for employment and training. They could generate and attract funding for academic extension as well as medical occupations and related programming. Notable institutions include

Hofstra University, Nassau Community College, Adelphi University, Molloy University, Mount Sinai Nassau Care, and the Pediatrics & Behavioral Center. Growth at educational institutions will benefit downtown markets, while institutions will benefit from a stronger Downtown Hempstead.

- ▶ **Childcare propels economic development** As part of providing ARPA economic relief opportunities for families, Nassau County predicts there will be a nearly half a billion-dollar impact from increased access to childcare. Since childcare propels economic development, there is excellent opportunity to build the supply of infant care, nursery schools, and after-school care near the Downtown transit stations for convenient drop-offs and pick-ups.



EMPLOYMENT GROWTH

Healthcare and social services sector – top sector by growth

From 2002 to 2020, the healthcare and social services sector was the top sector by employment growth in Nassau County (growing by 70,520 new jobs). Through 2028, this sector is expected to continue to display the greatest employment growth in the region (3.4 percent per year in Long Island). With average first quarter 2021 annual earnings of \$65,030, this sector provides strong mid-wage job opportunities. opportunities that can underpin quality of life.

6 QUALITY OF LIFE

AS THE “HEART” OF THE VILLAGE AND “CENTER” OF THE TOWN, DOWNTOWN HEMPSTEAD REIMAGINED WILL SUPPORT PEOPLE OF ALL AGES AND BACK- GROUNDS AS RESIDENTS, WORKERS, AND VISITORS. DRI

funding will catalyze this vision, in which the downtown’s unique sense of place is strengthened and Hempstead’s amenities and services are enhanced for all residents. Downtown Hempstead is a great place to live, work and raise a family.

Unique Main Street Main Street is the heart of Downtown Hempstead. It serves as a social, retail and civic center for the whole Village and is a destination for the surrounding Town and County. Its strategic location places it in walking distance of key transit services, commercial corridors, and local institutions. Major assets near Main Street include the transit stations, ethnic restaurants, Denton Green, and Nassau County African American Museum. Main Street’s sense of place, along with its arts and cultural aspects, bolster Village character. Signature buildings line the street with distinguishing facades that add to the street’s visual pattern and edge.

There is strong civic identity and valuable concentrated infrastructure downtown, but softening its environment aids livability. Many DRI transformative projects aim to overcome effects of urban renewal and improve design through enhancements to the urban tree canopy, greening of downtown streets, adding plazas and upgrading Denton Green. Quality of life betterments will come in the form of improved air quality, reduced heat island effects, sound attenuation, and management of flash rains that can otherwise cause destructive isolated flooding.



Culturally Rich and Mixed Population From gen-z to boomers and from early-stage households to empty-nest downsizers, of all faiths and races, can be found within this multi-generational village. With 92% identifying as a minority, cultural and ethnic diversity is a primary contributor to the Village’s rich character and vibrancy. Thus, the theme of diversity is echoed throughout Downtown Hempstead Reimagined. It emphasizes that improving quality of life must involve

careful consideration and leveraging of the various traditions and needs of the diverse residential population. The Village has numerous assets that embody and celebrate the culture of residents. It is a priority of the Village to preserve and build upon these, to both aid community identity and generate greater visitation and commercial activity.

Exceptional Urban Fabric Downtown Hempstead Reimagined has an “urban fabric” that contributes to its exceptional character and unique sense of place. The Village houses varied building styles, wide streetscapes, robust transport activities, and a vast range of land uses that highlight the Village’s vibrant and physical diversity. The community’s street network contains extensive sidewalks that support active, people-powered transport. Large parking lots are prime candidates for mixed-use infill and right-sizing the parking supply. Surrounding neighborhoods add character and vitality to what was primarily a commercial center. Downtown housing stock is varied in terms of building type and age, with high-density multifamily units comprising 27% of the Village’s housing stock.

Prestigious History Not only the “Hub” of present day, the downtown core also has a rich history. In the 18th century the Village hosted Queen Anne at St. George’s Church and later housed prominent Revolutionary leaders. In its 19th century, the Village evolved as an important trading center leading to its incorporation as the first self-governing village. Prominent estates of the Vanderbilts and Belmonts were established in the Village as a center of Long Island society. Post-World War I the housing boom lead to a well-established community with convenient shopping and public services within commuting distance to Manhattan. Central within the DRI area is the Denton Green which became the final resting spot of several revolutionary war heroes. Denton Green is framed by the Village Hall and Hempstead Library, and offers an opportunity to reflect on the Village’s history while embracing today’s vibrant Village activities.

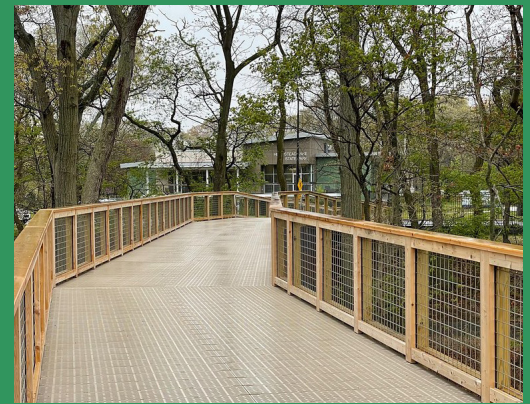
6 QUALITY OF LIFE

The “Hub”- Access to Everything

Downtown is readily accessible by rail, bus and auto to a large economic region that encompasses over 236,000 persons. It is centrally located and positioned between four major colleges and universities with over 50,000 students. Over 200,000 Long Islanders pass through its local transit facilities and roadways each day. The Village’s competitive position within the Metropolitan Region and Nassau County, makes it an ideal place to focus energies for reimagining, rebuilding and sustaining a vital Long Island economy. The Rosa Parks Transit Center and LIRR Station are defining Downtown assets which enable convenient, regional access. Other regional assets just a short distance from Downtown include: the Nassau County Veterans Memorial Coliseum, the Cradle of Aviation Museum, the Nassau County Firefighters Museum, and Hempstead Lake State Park.

Center of Public and Health Services Government services are central to life within the Village Downtown, housing numerous municipal offices, including Mayor, building, recreation, police, and fire alongside County offices, social services, and courts. Downtown also contains several health care institutions that generate opportunities for employment and training, as well as bolster medical-related service offerings. The Urgent Way Hempstead and the Beginning and Beyond Childcare Incorporated are located within the DRI area. Hofstra has a major medical school recognized for its research capabilities and its training of primary care physicians affiliated with Northwell Health. Other nearby medical institutions include Mercy Medical Center, Memorial Sloan Kettering Nassau, and NYU Langone Hospital.

Higher Education Quartet Hempstead’s educational institutions contribute to community identity and its role as the hub of economic growth and transformation. Hofstra University is located on the eastern edge of the Village, with Nassau County Community College, Adelphi University and Molloy University just outside its borders. This proximity to major institutions of higher education provides synergistic opportunities for employment and training along with opportunities for funding. These institutions figure prominently in advancing key strategies for economic growth in the Long Island region. Additionally, the Academy Charter School is located on North Franklin Avenue. Educational services are the second strongest industry by employment growth in Nassau County and can serve as an economic engine that elevates quality of life in the Village.



The \$47 million transformation of HEMPSTEAD LAKE STATE PARK is an initiative designed to increase the resiliency of communities along Mill River and around South Shore bays by mitigating damage from storm surges; managing stormwater to mitigate damages from common rain events; improving habitat and water quality; and increasing access to the Mill River.

“The ongoing transformation of **HEMPSTEAD LAKE STATE PARK** will help protect Hewlett Bay, reduce flood risk, provide visitors with enhanced recreational opportunities,

and educate the next generation of Long Islanders about the environmental challenges facing the region.”

Governor Kathy Hochul



7 SUPPORTIVE LOCAL POLICIES

HEMPSTEAD LEADERS RECOGNIZE HOW SENSITIVE RESIDENTS ARE TO THE NEED FOR A STRONG ECONOMY AND RECOVERY FROM THE PANDEMIC.

They understand that long-term economic success depends upon shoring up the property base, ensuring complete streets and transport choices, and providing access to affordable child-care, decent healthcare, shopping, job options, and plentiful housing choices that match local incomes and needs. This DRI supports the ongoing efforts by Village leaders in implementing policies that will create an excellent civic environment and economic development that will improve the lives of Village families and sustain downtown businesses.

POLICIES/ PROGRAMMING ENABLING LIVABILITY & QUALITY OF LIFE

Village leaders are using multiple programs and policies to aid housing opportunities, bolster infrastructure, physical vitality, and support jobs training and access. This is furthering public health and safety, neighborhood stabilization, business development, and transport choice. Actions are often carried out in direct partnership with the Village CDA, as well as in collaboration with numerous regional partners.

2008 Village of Hempstead Comprehensive Plan Update & Downtown Vision Plan The 2008 Comprehensive Plan began the Village's effort to redevelop the downtown core. This plan established policies that have laid the foundation of Downtown Hempstead Reimagined.

2012 Village Downtown Overlay Zone (DOZ) Policies The Village DOZ's Sustainable Development standards incentivize energy-efficient and high-performance buildings. In the DOZ, the Village requires Leadership in Energy & Environmental Design-Neighborhood Development (LEED-ND) certifications. Buildings are required to achieve low water use and incorporate green roofs. Consistent with this policy, the Village is committed to the DRI stretch energy code criteria.

2012 Master Developer Agreement The Village entered into a Master Developer Agreement (MDA) with Renaissance Downtown Urban America LLC (RDU). This private company is assigned with facilitating a broad, cohesive program for acquisition, clearance/ building demolition, re-planning, reconstruction, and neighborhood-level rehabilitation on certain parcels. This MDA establishes RDU as the coordinating developer for the Village and its North Main Street Urban Renewal Area. To support RDU, the Village deeded property in the downtown to RDU for redevelopment. In total, RDU was deeded 26 acres, primarily large interior surface parking lots, which are focus properties for infill. This arrangement created a strong incentive and established a Community Benefits Agreement to ensure interests of the Village are met.

2020 Brownfield Opportunity Area Step 2 Nomination (BOA) The BOA includes in-depth existing conditions assessments and presents strategies for land use, transportation, infrastructure, and other improvements with intent to increase livability and quality of life Downtown. It addresses site-specific actions, as well as complementary investments and policies to advance mixed uses, affordable housing, business incubators and other recreational amenities.

Community Development Block Grant Investment Village residential rehabilitation is provided to eligible households, including seniors and handicapped persons. The upgrade and maintenance of homes improves property values and sustains ownership and covers home repairs, energy conservation, code compliance and accessibility upgrades. Related, local Housing Assistance Programs include: Foreclosure Intervention, Down Payment Assistance, and acquisition/ development of affordable housing.

Village of Hempstead Workforce Initiative The Village CDA is responsible for workforce programs intended to spur job training and job opportunities for residents. The Workforce Re-Entry Taskforce and the Employer Advisory Committee were organized in response to 2019 NYS criminal justice reform legislation. They provide a proactive approach to establishing viable integration and support of individuals. The initiatives include workforce readiness, purpose-driven training and cooperative support for employers and employees. They demonstrate commitment to fostering job opportunities for all.

Entrepreneurship The Village CDA actively facilitates economic opportunity. Business investment can present risks, but the CDA works to minimize the chances of small business failures and offers financial assistance to persons choosing to invest in the Village. In 2020, the Village was selected as one of four "majority-minority" communities on Long Island to receive a \$100,000 planning grant to support minority entrepreneurs. The CDA Commercial Rehabilitation Program encourages preservation and utilization of commercial buildings downtown, including through financial and technical assistance for façade restorations.

7 SUPPORTIVE LOCAL POLICIES

Workforce Development Initiative of Nassau County The County leads and the Village is highly active in assisting resident employment. The Job Development Center refers applicants for job training based on qualifications or age. Through the Workforce Development Act, the County also offers vocational assessment, job placement assistance, and skills training, with services at the Town Department of Occupational Resource (DOOR).

Long Island Racial Equity Initiative of LI Community Foundation (LICF) The Village supports the Initiative to use strategies that build wealth and strengthen credit to increase upward mobility and improve overall quality of life for Black Long Islanders.

Ascend Long Island This Program at local Hofstra University is an example of academic engagement and the power leveraged from collaboration between the academic and public sectors. This initiative aims to improve the Village economy through business cooperation. Ascend LI engages African-American/ disadvantaged business owners and provides access to capital. This effort is creating an ecosystem of support for diverse business owners, in cooperation with community-based partners as it forges corporate capacity and access to market opportunities. The Village CDA has partnered closely on Ascend LI which was formed in partnership with JP Morgan Chase.

Nassau County Land Bank The Village is served by the Nassau County Land Bank Corporation. Currently, three sites are in the process of being repurposed, four sites were sold in 2019, and the sale of two sites are pending. **These will add \$500,000 in taxable property back to Village rolls.**

Local Economic Acceleration Plan (LEAP) While regional in scope, Nassau County is partnering to alleviate the adverse influences of unemployment, lack of childcare, housing gaps and needs around regional transport. The goals of LEAP and Downtown Hempstead Reimagined play a systematic role in the economic and infrastructural revitalization. **The LEAP aims to charge the Nassau region economy as it allocates \$4.4 billion in Economic Impact investments that will generate major gains.**

- ▶▶ **\$3.8 billion for investment / expansion of public transport** - The Nassau Hub Innovation District is a focus since it could bring **\$2.5 billion in economic activity during construction** and **\$1.3 billion in annual economic activity when operational.** Importantly, the Bus Rapid Transit (BRT) system would link with local transit stations and local higher education institutions.
- ▶▶ **\$483.1 million to increase access to childcare** – The LEAP will expand access and close the childcare gap that limits family earning potential inhibits regional economic growth.
- ▶▶ **\$153.4 million to accelerate transit-oriented districts** – The LEAP targets revitalization of 18 transit-oriented downtowns in Nassau, including Hempstead. **It is projected to contribute to the creation of 26,000 new jobs and 17,643 new units by 2030.**

Cut red tape for redevelopment Streamlining permitting will minimize pressure on business and encourage redevelopment that will generate employment, serve unmet housing demands, and stimulate growth and lessen tax burdens on residents.

Metropolitan Transportation Authority (MTA) The First Mile/Last Mile (FMLM) Strategic Action Plan will enhance bicycle, pedestrian, and micromobility access to major transit facilities. It aligns with the County's own micromobility study that is underway. The plan, to be released in 2022, is reinforcing MTA's commitment to equitable access to transit and support for sustainable transport. MTA will evaluate strategies to improve walkability within 1 mile from downtown transit stations. **This project will aid transit ease of use, support a high level of intermodalism, and enable local residents not to own cars if they choose.**



8 PUBLIC SUPPORT

THE VILLAGE OF HEMPSTEAD IS A RICHLY DIVERSE COMMUNITY WITH A UNIFIED VISION –

“DOWNTOWN HEMPSTEAD REIMAGINED.” The Village of Hempstead has generated strong and balanced feedback to realistically identify the needs and interests of those that live and work in the Village. Working together, the Village is ready to realize its reimagined future. “Alone we can do so little; together we can do so much.” – Helen Keller

A “Downtown Hempstead Reimagined” Public Participation Program was developed to support refining the community-based vision and strategies for Downtown development. The DRI programming links back 5 years earlier to the Brownfield Opportunity Area (BOA) planning. At every step, the focus has been on forging development strategies that are consistent with the overall vision, ready to advance, effectively align resources, and foster collaboration that will substantially further Downtown Hempstead’s bold development vision.

The following timeline defines this engagement process milestones used to forge this DRI:

October 24th, 2017	Village Initiates Downtown Revitalization Efforts with BOA Committee
April 19th, 2018	Committee & Stakeholders Meeting
September 27th, 2018	Committee & Stakeholders Meeting
January 23rd, 2019	Public Meeting
May 23rd, 2019	Committee & Stakeholders Meeting
November 7th, 2019	Committee & Stakeholders Meeting
June 27th, 2019	Public Meeting
April / May 2021	Stakeholder DRI Engagement for Water and Sewer Projects
July 30th, 2021	Innovation District Funding Requested
September 7th, 2021	Village Board Passes Resolution to apply for 2021 DRI
September 8th, 2021	Stakeholder Meetings with Local Business Owners, Workforce Development Organizations; and Community Nonprofit/Civic/Advocacy Organizations
September 8th, 2021	DRI Public Visioning Workshop
September 10th, 2021	Stakeholder Meetings with Housing, Realtors, Property Developers; Academic and Educational Institution Partners; and Local/Regional Elected Representatives
September 10th, 2021	DRI Downtown Goals & Strategies Public Meeting
August 15th, 2022	DRI Steering Committee convened by Mayor with weekly meetings

“As one of the largest employers in the community, one of the largest challenges we face is hiring. An infusion in downtown revitalization would address this by providing affordable childcare. Current childcare costs prevent families from becoming two income wage-earners. That shift could cause a trebling effect of two income families spending their money locally, enabling local merchants to hire, and creating even more jobs.”

Robert C. Pape, CFO
Dell Transportation Corp

“As one of the projects that is “shovel ready,” we look forward to being a catalyst for development throughout this region. Our project will create hundreds of jobs and support training programs for young people who need skills that will keep them employed for life.”

Ralph Fasano, Executive Director
Concern for Independent Living

“It’s the right time for further investment in Downtown Hempstead, centrally located between two of the area’s biggest infrastructure projects, UBS Arena in Elmont and the Nassau ‘Hub’ in Uniondale.”

Jon Daniels, Program Director
KJOY and WHLI Radio

September 6th, 2022	Village Board Passes DRI Resolution
September 7th, 2022	Multisector Stakeholder Roundtable Meeting 1
September 7th, 2022	DRI Public Visioning Workshop
September 8th, 2022	Multisector Stakeholder Roundtable Meeting 2

Public Participation & Engagement Process Used to Develop DRI Application

The Village deployed many approaches to substantially involve the public in obtaining meaningful feedback on community needs, issues, preferences, potential resource allocations, and action sequencing. The road map for action was laid out in a Public Participation Plan that was crafted and refined as it was carried out to ensure public awareness and balanced input.

9 TRANSFORMATIVE PROJECT OPPORTUNITIES

Project Name	Total Project Cost	Benefit Fee	DRI Investment
1 Placemaking, Civic Space & Wayfinding	\$ 2,000,000		\$1,000,000
2 Commercial Kitchen/Restaurant Incubator, TOD Childcare & Job Training Facility	\$3,500,000		\$700,000
3 Building Façade Enhancements & Design Guidelines	\$2,000,000		\$500,000
4 Denton Green Enhancement	\$4,750,000		\$1,500,000
5 Complete Streets Traffic Calming	\$3,750,000		\$750,000
6 Hempstead Bank (Arts / Community Center, Art Incubator & Artist Lofts)	\$ 5,570,000		\$1,000,000
7 Woolworth Building (Strategic Commercial Redevelopment)	\$2,000,000		\$750,000
8 TOD Greenway Linkage	\$6,500,000		\$1,500,000
9 Urban Market / Mixed Use	\$18,054,500	\$94,000	\$200,000
10 Cooper – Mixed Housing Units & Parking Garage	\$135,000,000	\$495,600	\$300,000
11 Dining & Entertainment Corridor	\$170,469,180	\$ 779,940	\$750,000
12 Denton Green Senior Affordable Housing	\$ 30,015,000	\$203,979	\$250,000
13 Assisted Living	\$ 53,237,235	\$221,250	\$250,000
14 Mixed Commercial & Parking	\$ 24,900,000	\$117,500	\$250,000
15 DRI Strategic Investment Plan	\$300,000		\$300,000
Total	\$462,045,915	\$1,912,269	\$10,000,000



9 TRANSFORMATIVE PROJECT OPPORTUNITIES



1. PLACEMAKING, CIVIC SPACE & WAYFINDING

Creative Placemaking will use diverse partners to strategically shape the physical and social character of Hempstead to spur economic development and promote enduring social change. Public spaces will promote a place where people want to live, work, play, and learn. It will be used to attract businesses and students to jobs and growth. Wayfinding will be developed to enable residents and visitors to fluently navigate to numerous restaurants, and education centers, as well as the TOD Greenlink trail and other routes to and from transit. Improvements made throughout the DRI area will include street-scaping, wayfinding signage, pedestrian amenities, and lighting that create a welcoming, cohesive, and safe environment.

Project Cost \$2,000,000 **DRI Investment** \$1,000,000
Location Throughout DRI **Timeline** 2023 - 2025
Sponsor Village **Partners** CDA
Funding Sources Conventional Equity & Debt Sources, ESD, CDBG, EPF-OPRHP



2. COMMERCIAL KITCHEN/RESTAURANT INCUBATOR, TOD CHILDCARE & JOB TRAINING FACILITY



To assist cross-cutting interest in bolstering retail services, capturing commuters' purchasing power, and supporting working families, this CDA-led project cooperates with the 100 Main Street owner to escalate TOD viability at this 120,000 sq ft, two floor, underused former bus station covering a full-block adjacent to Rosa Parks Station. DRI funds will support the formation of a Commercial Kitchen Incubator integrated into a food court; the establishment of transit-oriented childcare center(s); and a job training facility. Achieving these complimentary uses supports easier travel patterns for parents/ care givers and it services a growing commuter base.

Coupled with counseling, the commercial kitchen space will support new and small-scale food & beverage business start-ups. Meanwhile, the CDA-led design / outfitting of a food court will be used as a Restaurant Incubator.

It is critical to reinforce Hempstead's large food & beverage niche which accounts for 1 in 5 jobs in Long Island downtowns. Partnership with Hempstead Colleges and Universities ("Town and Gown") aids business viability, supports entrepreneurs crafting authentic cuisines, aids quality care, and provides job and career training convenient to transit and aligned with County and REDC efforts to support workers and work-force readiness.

Total Project Cost \$3,500,000
DRI Investment \$700,000
Location 100 Main Street
Timeline 2024 - 2026
Sponsor CDA
Partners

"Town & Gown" Community Partnership (Hofstra / Molloy / Adelphi / NCC)
Funding Sources
 Conventional Equity & Debt Sources, ESD Grants, and DOL Grants/Loans

9 TRANSFORMATIVE PROJECT OPPORTUNITIES



3. BUILDING FAÇADE ENHANCEMENTS & DESIGN GUIDELINES

DRI funding will be used to write local Design Guidelines to further implement the DOZ policies. In addition, the CDA will work with small businesses to construct façade and signage improvement projects throughout the target area. These incremental investments will transform the character of the Village and stimulate over three times as much complimentary public/private investment.

Project Cost \$2,000,000

DRI Investment \$500,000

Location Throughout DRI target area

Timeline 2023- 2028

Sponsor CDA

Partners Village Building staff and Hispanic Chamber of Commerce

Funding Source Private property owners; CRA and CDFI entities; CDBG, NY Main Street, Hispanic Chamber of Commerce



4. DENTON GREEN

This project will reestablish the historic Village Green as a center piece of the Downtown and a destination for transit travelers. New amenities will include story kiosks of Hempstead's history and protection of its revolutionary war graves; a gazebo for passive recreational use; an amphitheater for community events; an ice rink/splash pad to provide year-round community activities; a community garden; improved walkways with pergolas; bike stands; and public art. New programs will include "Movies in the Park" and other family events. Green infrastructure features including culvert day-lighting, porous pavement, and additional adjacent tree planting will be included as part of the project.

Project Cost \$4,750,000

DRI Investment \$1,500,000

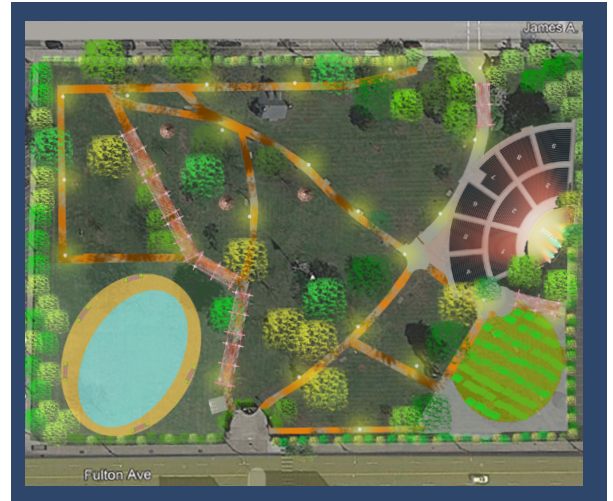
Location Fulton Avenue/James Gardner Way

Timeline 2024

Sponsor Village

Partners CDA / Non-Profit

Funding Sources Conventional Equity & Debt Sources, EPF-OPRHP, CDBG, WQIP



5. COMPLETE STREETS TRAFFIC CALMING

The Village joined MTA's First Mile / Last Mile (FMLM) micro mobility study of walking and complete streets within a 1-mile walk radius around the LIRR station, which equates to one block north of the target area on West Columbia, or the bus station on Jackson. When FMLM is complete in 2022, the Village DPW is charged with applying to NYMTC for investments to upgrade sidewalks and accessibility on North Franklin Street, Eastern Jackson Street, and the 2,000+ ft length of Fulton Ave. (Hempstead Turnpike/NYS Rte. #24).

Investments will improve Fulton and its four major intersections where regional traffic and pedestrian movements converge. The Tri-State Transport Campaign once found this to be the most dangerous road in the County. The capital infusion will enable implementation of signal and sidewalk interventions to calm traffic and integrate this arterial into Downtown. Parallel with this DRI, the County is implementing a Bus Rapid Transit (BRT) on the east side of Fulton, whereby BRT's \$25 Million Initial Operating Segment will connect Downtown with Hofstra, NCC, and Roosevelt Field. As BRT upgrades are installed, DRI funds will upgrade lighting, crosswalks, signals and add refuges to enhance

pedestrian safety on the rest of this road segment. DRI funds also leverage TOD and serve micro mobility between schools, residences, stations, and employers.

Project Cost \$3,750,000

DRI Investment \$750,000

Location North Franklin Street, Eastern Jackson Street, and Fulton Avenue

Sponsor Joint Village DPW, Nassau County, and NYSDOT (depending on ownership)

Partners Nassau County, NYSDOT & USDOT

Timeline 2023- 2028

Funding Source USDOT (Reconnecting Communities, et al), NYSDOT, NYMTC, FTA, and Nassau County

9 TRANSFORMATIVE PROJECT OPPORTUNITIES



6. HEMPSTEAD BANK (ARTS / COMMUNITY CENTER, ART INCUBATOR & ARTIST LOFTS)

The Hempstead Bank is a landmark of Main Street. This magnificent historic structure is primed for re-occupancy. During DRI outreach, stakeholders repeatedly articulated the role of the arts in supporting civic vitality and sense of place. With its vaulted ceilings and exterior character, a capital infusion will incentivize fitting-out the ground floor as an arts venue, with galleries, workspaces, and a café, while upper floors are rehabilitated for artist lofts with a functional rooftop terrace for events. This use provides auxiliary community space and assists in establishing unique district character.

Project Cost \$5,570,000

DRI Investment \$1,000,000

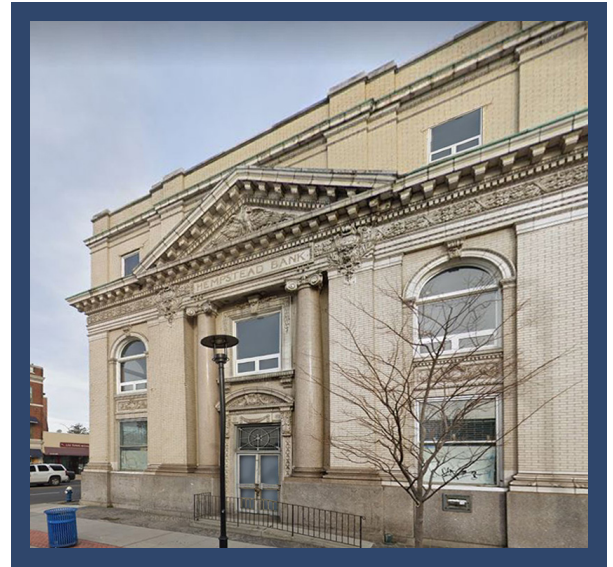
Location 54 Main Street

Timeline 2023 - 2027

Sponsor CDA/Private

Partners Hofstra, African American and Children's Museums

Funding Sources Conventional Equity & Debt Sources, CDBG, NY Main Street, ESD Grants, NYS Council of Arts, EPF-OPRHP



7. WOOLWORTH BUILDING (STRATEGIC COMMERCIAL REDEVELOPMENT)

The Village will soon take possession of this site and the CDA is prepared to convene a partnership that will facilitate full adaptive rehabilitation of this building which has historic charm and contains large, open floor spaces. CDA will secure an anchor tenant that supports rehabilitation objectives. Occupancy by the anchor, private offices, shared workspaces, and a restaurant will strengthen downtown visitation and mixed-use character. The Village's investment model for the property, combined with DRI funding, will underwrite retrofits and marketing to a new owner and supporting tenants.

Project Cost \$2,000,000

DRI Investment \$500,000

Location 44 Main Street

Timeline 2023 - 2028

Sponsor CDA

Partners Village / Private

Funding Sources Conventional Equity & Debt Sources, NY Main Street, CDBG, ESD Grants



Woolworth Building Redevelopment - Artist Rendering

8. TOD GREENWAY LINKAGE

To transform Hempstead's livability, the TOD Greenlink will provide safe walking, bicycling, and quality recreation opportunities. This project involves assessing, designing, and constructing linear network enhancements: 1) northeast to potential nonmotorized trails near Clinton Street, to connect with Hofstra/Nassau Coliseum; and 2) southwest to connect with Hempstead Lake Park/Hempstead High School. The DRI focuses on building "middle" connections within the target area. Funding will improve health in the community and forge a green linkage that can serve as a model for other Long Island communities.

Project Cost \$6,500,000

DRI Investment \$1,500,000

Location DRI Greenlink Connection

Timeline 2 to 3 Years for design and initial treatments

Sponsor Village (DPW) for local roads

Partners NYSDOT and MTA

Funding Source Unified Planning Work Program, NYS Transportation Alternatives Program, NYSCSC and NYSDOT Regional Engineer allocations



Greenway Linkage - Artist Rendering

9 TRANSFORMATIVE PROJECT OPPORTUNITIES



9. URBAN MARKET / MIXED USE This private 72,218 sf, three-story mixed-use development will offer retail, commercial, and recreational goods and services. The ground floor will host an Urban Market plus pharmaceutical services, a florist and other retailing, while the 2nd floor will have a restaurant, café, and a health club, with office spaces on the 3rd floor and supported by 'Roof Gardens'. The grocery will support the availability of food choices. With a start date in early 2023, this project will generate 100 construction jobs and 200 indirect jobs.

Project Cost \$18,054,500 **Community Benefit Fee** \$94,000
DRI Investment \$200,000 **Location** 75 Clinton Street
Timeline 2023-2025 **Sponsor** RDU
Partners Village / CDA
Funding Sources Conventional Equity & Debt Sources, ESD



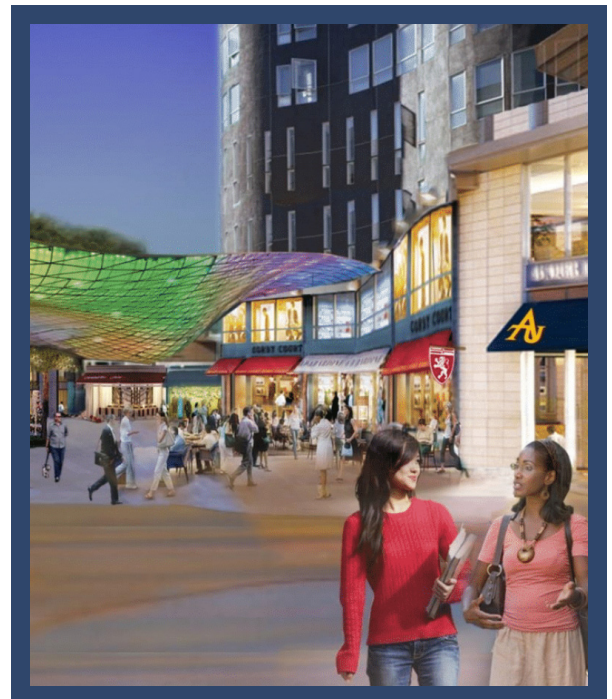
10. COOPER – MIXED HOUSING UNITS & PARKING GARAGE RDU is proposing this 5-story multifamily housing development with 336 units at 00 Cooper Place and Washington Street. The project provides a variety of housing choices for young professionals, empty nesters, and college students. The project will start in 2023 and is expected to generate 743 construction jobs and 1,472 indirect jobs. DRI funds will assist with the parking garage demolition and reuse strategy.

Project Cost \$135,000,000 **Community Benefit Fee** \$495,600
DRI Investment \$300,000 **Location** Cooper Pl. & Washington St.
Timeline 2023 - 2027 **Sponsor** RDU
Partners Village, CDA
Funding Sources Conventional Equity & Debt Sources



11. DINING & ENTERTAINMENT CORRIDOR The Village will work with its diverse restaurants to advance a dining and entertainment corridor. Main Street between Front Street/Fulton Avenue will be closed temporarily on weekends to establish outdoor dining and entertainment spaces. Vendors and food trucks will utilize this public space to expand local opportunity. Hempstead's small restaurants will have a profound opportunity to promote innovation and strengthen streetscape retailing. In addition, this project will be infused with private investment that will establish new dining and entertainment venues that will attract residents, transit tourists, and the large student population to Hempstead's night life. Hempstead's retail sector will generate high levels of visitation and elevate economic output Downtown. This will serve residents, tourists, and the college community. As part of this, RDU will during the DRI term construct 779,446 sf of mixed-use with 496 residential units.

Project Cost \$170,469,180
Community Benefit Fee \$779,940
DRI Investment \$750,000
Location Fulton Street, Main Street, Front Street, N. Franklin Street
Timeline 2023-2026
Sponsor RDU & Village
Partners CDA
Funding Sources Conventional Equity & Debt Sources, ESD, CDBG



9 TRANSFORMATIVE PROJECT OPPORTUNITIES



12. DENTON GREEN SENIOR AFFORDABLE HOUSING

This is a plan to develop 122,000 sf of Senior Affordable Housing containing 125 units on this 0.94-acre parcel. It will offer Hempstead's older residents a distinguished location downtown overlooking the Denton Green. Conceptual drawings are underway. The project has the potential to generate 165 construction jobs and 327 indirect jobs.

Project Cost \$30,015,000

Community Benefit Fee \$203,979

DRI Investment \$250,000

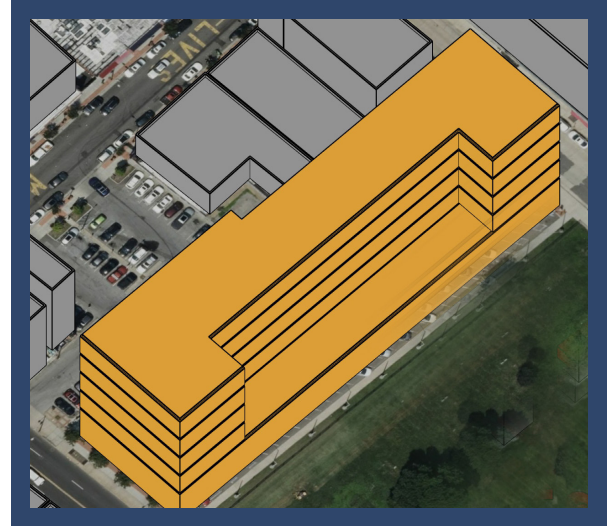
Location 295 Fulton Avenue

Timeline 2024-2025

Sponsor RDU A

Partners Village / CDA

Funding Sources Tax Credits & Debt Sources



13. ASSISTED LIVING This concept will develop 239,671 sf of Assisted Living containing 150 special needs units supported by a range of services. The site for this project, which is currently in the planning phase, is 1.93 acres. The project could generate 293 construction jobs and 581 indirect jobs.

Project Cost \$53,237,235

Community Benefit Fee \$221,250

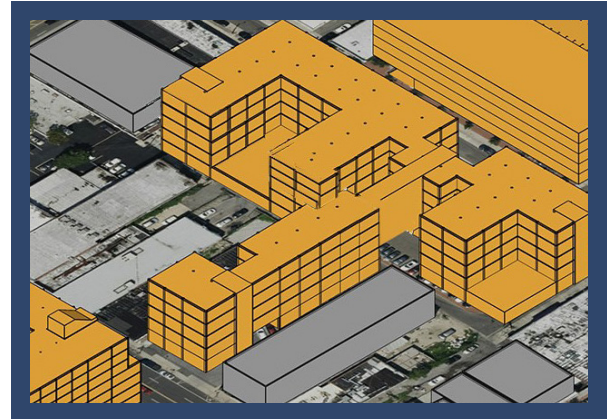
DRI Investment \$250,000

Location 132 Jackson Avenue **Timeline** 2024-2028

Sponsor RDU A

Partners Village / CDA

Funding Sources Conventional Equity & Debt Sources, CDBG



14. MIXED COMMERCIAL RDU A is exploring transformation of this 1.13 acre parking lot at 33 Centre Street into a 242,000 sf mix of commercial uses and new parking. This structure will be adjacent to the dining and entertainment corridor and will offer retail services that compliment and expand this district. The project could generate 137 construction jobs and 272 indirect jobs.

Project Cost \$24,900,000

Community Benefit Fee \$117,500

DRI Investment \$250,000

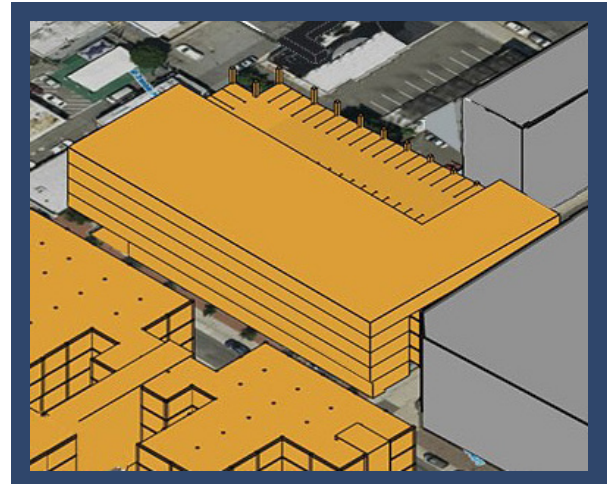
Location 33 Centre Street

Timeline 2024-2028

Sponsor RDU A

Partners Village / CDA

Funding Sources Conventional Equity & Debt Sources



COMMUNITY BENEFITS FEES RDU A will provide almost \$2 Million towards community benefits for several projects in the DRI to be used for:

- **The Jobs and Business Referral Center** – To hire local men/women for at least 25% of the construction job hours for projects in the DOZ.
- **Local Contracting Center** - For local contractors to secure 25% or more of the construction and operations contracts for projects in the DOZ.

- **Community Serving Programs and Facilities** - Flexible fund for quality of life enhancements (i.e. foreclosure assistance, public art, music festivals, and other community needs).

10 ADMINISTRATIVE CAPACITY

THE VILLAGE HAS A PROVEN TRACK RECORD OF SUCCESSFULLY EXECUTING MULTI-MILLION DOLLAR STATE CONTRACTS AND IS COMMITTED TO CONTINUING THIS SUCCESS THROUGH DRI IMPLEMENTATION.

Knowledgeable Village staff will lead project execution, in partnership with the Village Community Development Agency and with participation from various boards, organizations, and other partners.

Experienced Team The Mayor and Trustees are working in lockstep to achieve strategic growth that can buoy the local economy and improve the living and working situations for thousands of residents and many people in the surrounding area. The Mayor, routinely coordinates Village public affairs with the County Executive and County elected representatives, and State and Federal counterparts. There is also excellent cooperation and collaboration between the public, private, and non-profit sectors.

Deputy Mayor Jeff Daniels is the DRI Project Manager. Deputy Mayor is supported by a highly professional administrative staff, including the Village Community Development Commissioner, Danielle Oglesby who is a main administrative agent for implementing this DRI. Moreover, the Village has a strong administrative team with extensive backgrounds in overseeing public funding, along with private sector experience in financing and affordable housing development. Assisting will be an array of staff, including the DPW Director, Village Attorney and Village Purchasing Agent, all bringing decades of private and direct public sector experience on local, state, and federally funded revitalization initiatives

Proven Capacity For this DRI, the Village will utilize its experienced CDA for day-to-day project implementation. The CDA will be lead administrative contact. The CDA routinely aids redevelopment by other public service organizations in their work to eliminate blight, create equal opportunities, stimulate targeted investment, and improve the living situations of low- and moderate-income persons. CDA's strong capacity, consistency and reliability will not only contribute to initial DRI implementation success, but it will also contribute to sustained progress and continued improvements.

- ▶ Over the past 10+ years, the Village and CDA have successfully managed over \$8 Million in Consolidated Funding Award grants for infrastructure upgrades, all key to the continued enhancement of Hempstead's Downtown.
- ▶ Through the CDBG program, over \$4 million in funding awards have been successfully managed by the Village and CDA for a variety of housing, main street beautification, pedestrian access and Safe Routes to School projects.
- ▶ The Village is administering nearly \$10 Million in Congressional appropriations to upgrade water and sewer infrastructure in advance of DRI funds.

- ▶ The Village obtained a \$1 Million Department of Justice grant for community-based crime reduction.
- ▶ The Village is administering almost \$17 Million of American Recovery Plan Act (ARPA) Funds invested public and social infrastructure.

STRONG SUPPORTING PROJECT PARTNERS

Building off of the BOA, the Village continues to engage a diverse Steering Committee as part of this DRI planning process, and has solicited support from community groups, as directly documented by the many testimonials and over 20 letters of support. In addition, the following partners will aid to build the Village's capacity:

Nassau County

Nassau County is a strategic partner in nearly all downtown revitalization projects. The County recognizes that downtowns are catalytic places where the tax base can be expanded, people get out of their cars, employment opportunities can exist, and highly accessible housing options can be developed. Nassau County Executive Bruce Blakeman has conveyed his excitement for the Village's DRI application and the role of the Village as the County seat and a vital and strategic hub for the entire region.

The potential for the Village of Hempstead to capitalize on DRI investment could not come at a more appropriate time. As a community, as a team, and with a new generation of leadership, we are ready to move on from being underserved and transform downtown Hempstead. The regional challenges are great, but we are ready to stimulate action that will reimagine and reinforce Downtown Hempstead as a high quality, sustainable, safe, welcoming, diverse, bustling hub of opportunity and enjoyment we all envision."

Waylyn Hobbs, Jr., Mayor

10 ADMINISTRATIVE CAPACITY

Hofstra University & Center for Suburban Studies Hofstra University has for years been a key player and community development partner throughout the Village. The expertise centered at Hofstra can also aid early learning and childhood and family wellness and aid growth and versatility in the non-profit sector.

Nassau County Community College NCCC is by the northeast edge of the Village, only a short distance from Downtown, and is an engine of prosperity. Besides its general degree offerings, NCCC also has workforce and early learning programming that can be of benefit to the community. NCCC can aid purpose driven training and cultivate interest in life-long learning.

Adelphi University The Village has expressed interest in directly aiding implementation of this DRI. Adelphi's faculty, students and staff can help form and implement strategies for transit-oriented childcare, workforce training, and a model medical health care cluster an immersive civic space and laboratory which can provide a physical space where community and academic partnership will flourish Downtown.

Molloy University Located in Rockville Centre and just south of the Village of Hempstead, Molloy University is another local institution committed to the Village's success. The college has employed community-focused programs to address the region's pressing challenges in an effort to transform lives through education including Lifelong

Learning. Its initiatives include Interfaith Dialogue, the Energeia Partnership, the Sustainability Institute, and the Community Care Mobile Clinic

Long Island Regional Planning Council (LIRPC) As Village leaders work to build capacity of volunteers, sustainably restructure land use, and productively invest in the Downtown economy in a post-Covid world, cultivate small businesses and workforce development, and reinforce Downtown Hempstead's niche, the LIRPC can provide valuable resources to stabilize the Downtown business environment and support quality growth. During roundtables conducted to this DRI, partners from the business, educational, workforce, civic and public sectors discussed the needs for Downtown Hempstead. For the Village, collaboration with LIRPC and other regional actors can help define the extent development is inclusive and does not contribute to displacement of current residents.



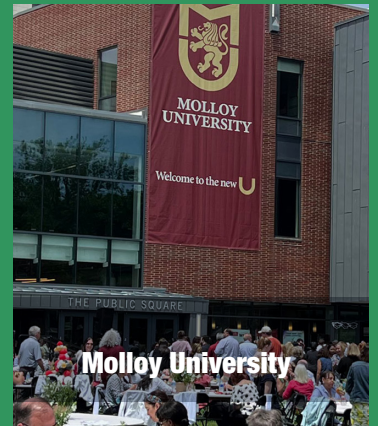
Hofstra University & Center for Suburban Studies



Nassau County Community College



Adelphi University



Molloy University

TOWN AND GOWN PARTNERSHIPS

Given LIREDC's focus on innovation / workforce readiness, this DRI will foster academic extensions that engage Hempstead's local universities, colleges, and the High School in Downtown Hempstead Reimagined. This "Town and Gown" partnership offers an opportunity for academic exchange by providing outlets for applied learning and action, incubating education and employment into the social fabric of the Village, and establishing a collegial interest in sustainable development that is supported by a strong local workforce.

Letters of Support

Waylyn Hobbs Jr., Mayor

PATRICIA PEREZ, Village Clerk

KEISHA N. MARSHALL Esq, Village Attorney

JOE GILL, Treasurer



JEFFERY DANIELS, Deputy Mayor

KEVIN D. BOONE, Trustee

CLARIONA D. GRIFFITH, Trustee

NOAH BURROUGHS, Trustee

August 12, 2022

Hon. Kathy Hochul
New York State Governor
NYS State Capital Building
Albany, NY 12224

Dear Governor Hochul:

As Mayor of the Incorporated Village of Hempstead in Nassau County, I respectfully urge you to consider our Village favorably in the 2022 round of the Downtown Revitalization Initiative competitive grants.

Our Village is the geographic center and heart of Long Island. We intend to build upon the momentum surging in downtown Hempstead and heed the Governor's call for reinvestment in our neighborhoods and commercial areas. ***Downtown Hempstead Reimagined*** uses our recent Brownfield Opportunity Area (BOA) Step 2 Nomination Study, and the significant progress generated through local and regional programming, to leverage major Transit-Oriented Development (TOD) adjacent to our busy Long Island Rail Road and Nassau Inter-County Express stations.

Our proposal builds upon connections with our educational institutions, including Hofstra University, Molloy College, Adelphi, Nassau Community College, the Hempstead School District and Academy High School. We will harness their ability to catalyze innovation and to create multisector partnership in ***Training the Workforce of Tomorrow to Fill the Jobs of Today***. We will reinforce our downtown as a vital place that serves everyone and displaces no one. DRI funding, combined with over \$400 million of other short-term public and private investments, will move the needle towards a prosperous, multi-functional downtown. Combined, our proposal is poised to springboard investment at a remarkable 40:1 level as we stimulate economic transformation not only in the Village of Hempstead, but the entirety of Nassau County.

We have invested in modernizing our sewer and water infrastructure. The DRI will now catalyze building and TOD that provides affordable and mixed-income housing, as we simultaneously remove barriers to quality growth and address environmental justice, educational, childcare, and workforce needs of our whole diverse community. Moreover, we invite you to partner with the Village of Hempstead as we develop shopping and dining venues, provide avenues for job growth, and invest in mixed-use within new infill and rehabilitated buildings that provide space for needed options like a grocery store, offices and shared work spaces, additional child and elder care settings, and the burgeoning medical sector. We also intend to invigorate green spaces, and foster complete streets so our whole, great civic and public environment supports this major new growth.

Over the last few years, the Village of Hempstead made tremendous strides. Led by the Community Development Agency (CDA), and backed by grassroots support, we forged truly impactful community programming. The BOA Step 2 planning process was a monumental technical planning effort that ultimately laid the foundation for this ***Downtown Hempstead Reimagined*** DRI. It provided a path to productively involve a myriad of businesses, property owners and community organizations in developing critical relationships and insights into how to make downtown Hempstead a more attractive investment setting. More importantly, the BOA planning opened the door to public participation previously unseen in Hempstead. Residents, business owners, developers, elected officials, educational institutions, community groups and ministries, and countless other parties voiced their ideas, concerns and visions for the future of downtown and the crafting of development strategies. Thanks to them, and through continuing partnership and collaboration during formulation of this

Waylyn Hobbs Jr., Mayor

PATRICIA PEREZ, Village Clerk

KEISHA N. MARSHALL Esq, Village Attorney

JOE GILL, Treasurer



JEFFERY DANIELS, Deputy Mayor

KEVIN D. BOONE, Trustee

CLARIONA D. GRIFFITH, Trustee

NOAH BURROUGHS, Trustee

DRI, we have now developed a highly nuanced DRI framework that outlines specific projects that are tailored to local context. These transformative projects fit with assets, site-specific opportunities, needs, and expressed interests. Even more critically, this Downtown Hempstead Reimagined DRI directly identifies where investment is ready to be infused, what needs to happen to catalyze action, plus it assesses ways to leverage fuller resources, as it describes specific roles the Village and other parties must play to advance multiple key and complementary projects.

The potential for the Village of Hempstead to capitalize on DRI investment could not come at a more appropriate time. As a community, as a team, and with a new generation of leadership, we are ready to move on from being underserved and transform downtown Hempstead. The regional challenges are great, but we are ready to stimulate action that will reimagine and reinforce Downtown Hempstead as a high-quality, sustainable, safe, welcoming, diverse, bustling hub of opportunity and enjoyment we all envision.

On behalf of the residents of the Village of Hempstead, I thank you for the opportunity to apply to the DRI program. I invite you to join us and add your vision as ***Downtown Hempstead is Reimagined!***

Respectfully,

Waylyn Hobbs, Jr.
Mayor, Village of Hempstead

CHAIRMAN
CONSUMER PROTECTION

COMMITTEES
BANKS
FINANCE
HEALTH
INTERNET AND TECHNOLOGY
JUDICIARY
LOCAL GOVERNMENT

NEW YORK
STATE
SENATE



KEVIN THOMAS
SENATOR, 6TH DISTRICT

ALBANY OFFICE:
ROOM 947
LEGISLATIVE OFFICE BUILDING
ALBANY, NY 12247
OFFICE: 518-455-3260
FAX: 518-426-6783

DISTRICT OFFICE:
990 STEWART AVENUE, SUITE LL45A
GARDEN CITY, NY 11530
OFFICE: 516-739-1700
FAX: 516-747-7430

email:
thomas@nysenate.gov

August 18, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

I write in support of for the Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's Vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to the New York State endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly this process has opened the door to opportunities in Hempstead.

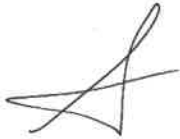
The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits to Downtown Hempstead Reimagined.

DRI funding, combined with over \$200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown, will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. Downtown Hempstead Reimagined

will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

I strongly support the Village of Hempstead's request for DRI funding to develop their Downtown Hempstead Reimagined proposal, and believe it will have meaningful impacts on Long Island's communities.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a vertical line, all connected by a single stroke.

Kevin Thomas
New York State Senator
6th Senate District

August 18, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Re: NYS Downtown Revitalization Initiative: Downtown Hempstead Reimagined Grant Application

Dear Chairpersons Armyn & Nader:

The Village of Hempstead is developing the above-referenced grant application for Downtown Hempstead Reimagined. *Moving Forward*, NYMTC's federally required Regional Transportation Plan, identifies the Village as a Coordinated Development Emphasis Area (CDEA), which are locations where changes to land use and transportation have the potential to shape future growth and the way the transportation system accommodates that growth. The Village is designated specifically as a transit-oriented development area.

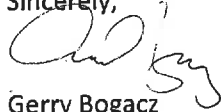
Downtown Hempstead Reimagined is consistent with *Moving Forward's* Shared Vision for Regional Mobility and several of its vision goals and objectives. Specifically, the Village's initiative is aligned with the vision goal of a transportation system that efficiently serves today's population and plans for the growing number of residents, workers, and increasing amount of goods. The proposed initiative is directly relevant to this goal's objective of encouraging walking and biking, transit-oriented development, Complete Streets, parking and curb management, and other long-term sustainable land use strategies that support passenger and goods movement.

Downtown Hempstead Reimagined also supports the Plan's vision goal of a transportation system that minimizes its greenhouse gas emissions and other impacts on the environment, especially the effects of climate change, and this goal's objectives to encourage alternatives to single-occupant vehicle trips and support comprehensive improvements to pedestrian and bicycle infrastructure.

Among the Plan's recommended strategies related to these goals and objectives is the use of the CDEAs as a targeting mechanism for a continuing program of community planning activities that encourage development in centers and downtowns to reinforce walkable, aesthetically pleasing, and transit accessible environments; support downtown development/redevelopment; and encourage walkability, Complete Streets, and remote parking in targeted centers.

If you have any questions, please contact me at gerry.bogacz@dot.ny.gov or by phone at 212-383-7260.

Sincerely,



Gerry Bogacz

Assistant Director for Planning & Program Management

CC: D. Nelson, NYMTC
M. Byrne, NYMTC
S. Easley, Village of Hempstead

August 30, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

Please accept this letter as evidence of my strong support for the **Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to New York State's endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly, this process has opened the door to opportunities in the Hempstead Community.

The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Incorporated Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits of *Downtown Hempstead Reimagined*.

DRI funding, combined with over \$200 million of public and private investments, will move the needle forward towards a prosperous and reimagined downtown community. The DRI will remove financial barriers that are currently impeding the Village's ability to develop its downtown and will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. *Downtown Hempstead Reimagined* will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support *Downtown Hempstead Reimagined* and with the State's partnership, we can move these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Michael E. Reed, CCM

Michael E. Reed, CCM
Chief Executive Officer

Cc: E. Small-ECCNY, file;



Aero Industrial Sales Company

ONE CROSS ISLAND PLAZA, ROSEDALE, NY 11433

TEL: 718.949.8300 • FAX: 718.949.9893
WWW.AEROINDUSTRIALSALES.COM

August 26, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons, Armyn & Nader:

Please accept this letter as evidence of my strong support for the **Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's Vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to the New York State endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly this process has opened the door to opportunities in Hempstead.

The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits to ***Downtown Hempstead Reimagined***.

DRI funding, combined with over \$200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown, will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. ***Downtown Hempstead Reimagined*** will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support ***Downtown Hempstead Reimagined*** and with the State's partnership, we can move these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Ubah Mohammed
Executive Vice President



185 Peninsula Blvd.
Hempstead, NY 11550

Regina Armstrong
Superintendent of Schools
(516) 434-4000 Ext. 4011
Fax: (516) 292-0933

Rodney Gilmore, Ed.D.
Associate Superintendent
for Human Resources
(516) 434-4000 Ext. 4021

James E. Clark
Assistant Superintendent
for Pupil Personnel Services
(516) 434-4000 Ext. 4161

Gary Rush
Interim Asst. Superintendent
for Curriculum & Instruction
(516) 434-4000 Ext. 4031

Jamal Scott
Assistant Superintendent
for Business & Operations
(516) 434-4000 Ext. 4061

Djuana Wilson
Assistant Superintendent
for Spec. Education & Direct
Student Services
(516) 434-4000 Ext. 4091

August 23, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

Please accept this letter as evidence of my strong support for the Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's Vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to the New York State endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly this process has opened the door to opportunities in Hempstead.

The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits to ***Downtown Hempstead Reimagined***.

DRI funding, combined with over \$200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown, will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. ***Downtown Hempstead Reimagined*** will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support ***Downtown Hempstead Reimagined*** and with the State's partnership, we can move these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Regina Armstrong
Superintendent of Schools

/RA



The President
Levermore Hall, Suite 100
One South Avenue
P.O. Box 701
Garden City, NY 11530

August 22, 2022

Ms. Linda Armyn and Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn and Nader,

Please accept this letter of my support for the Village of Hempstead's '**Downtown Hempstead Reimagined**' – **2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and beneficial change for all sectors of our community. The DRI will help advance the community's vision to transform the economy of downtown Hempstead, leverage the Village's strengths, and restore the historic essence of its central business district.

The Village has shown great resolve and commitment through a years-long effort to engage the community, upgrade infrastructure, and attract developers who are ready to invest in Hempstead's future. Through productive collaboration with businesses and community organizations, the Village has gained extensive insights, sparked partnerships and programs that benefit the Village's downtown, and earned New York State's endorsement of the Brownfield Opportunity Area (BOA).

More importantly this process has opened the door to opportunities in Hempstead. The Village continues to experience success by uplifting community partners to better serve residents and businesses. As a community partner, I am excited for the Village of Hempstead's bright future.

Projects and site-specific opportunities are ready to be infused with critical investment. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits of **Downtown Hempstead Reimagined**, including transformative projects that address pressing housing, childcare and workforce needs. DRI funding, combined with over \$200 million of public and private investments, will remove financial barriers and significantly move the needle toward a reimagined and prosperous downtown in the Village of Hempstead. It will help springboard current investment to an almost unprecedented 20:1 level and transform not only the Village, but the central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support **Downtown Hempstead Reimagined**. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

All the best,

A handwritten signature in blue ink that reads "Christine M. Riordan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Christine M. Riordan, PhD
President

president@adelphi.edu
president.adelphi.edu
516.877.3838



SUSAN POSER, PRESIDENT

August 22, 2022

Mrs. Linda Armyn and Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
P.O. Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn and Nader:

Please accept this letter of support for the **Village of Hempstead's Downtown Hempstead Reimagined – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. Hofstra University stands side by side with the Village of Hempstead in our interest in revitalizing this area. This revitalization program will spur private investment and improvements to create major change that will benefit all sectors of our community, including Hofstra students, faculty, and staff. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the Village's central business district.

Over the past year, Hofstra University has reinvigorated its longstanding relationships with the Village of Hempstead through new efforts with the school system and the Village government. As we look at the next phase of Hofstra's development, investment in local and regional businesses, particularly retail and restaurants, would be equally beneficial to Hofstra University and the Village by spurring local economic development and providing community members, as well as Hofstra students and employees, a vibrant local community in which to live, work, and play.

The Village of Hempstead has been successful in working with community partners to revitalize its downtown to better serve its residents and businesses. As a community partner and anchor institution, Hofstra will continue to work with the Village on this new vision for the future. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating ***Downtown Hempstead Reimagined***.

DRI funding, combined with over \$200 million of public and private investments, will allow a prosperous and reimagined downtown and remove financial barriers hindering the Village's ability to develop its downtown. The promised investments in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community, will change the face of the Village for all residents. I understand that ***Downtown Hempstead Reimagined*** will springboard existing investment at an almost unprecedented 20:1 level that will transform not just the Village of Hempstead, but the entire central Nassau County region. The redevelopment of central Nassau County as a destination for students, faculty, and researchers is critical to the next stage in Hofstra's development.

Chairpersons Armyn & Nader

August 22, 2022

Page 2

The potential DRI investment could not come at a more appropriate time. I strongly support ***Downtown Hempstead Reimagined***. If further documentation of my support would be of assistance, please do not hesitate to contact me. I fully support Hempstead's efforts to secure the Downtown Revitalization grant.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Poser', with a stylized, flowing script.

Susan Poser
President

WILLIAM BOOTH
FOUNDER
BRIAN PEDDLE
GENERAL



WILLIAM A. BAMFORD, III
TERRITORIAL COMMANDER
LT. COLONEL RAPHAEL JACKSON
DIVISIONAL COMMANDER & TERRITORIAL SECRETARY
FOR DIVERSITY, EQUITY, AND INCLUSION

THE SALVATION ARMY

Founded in 1865 by William and Catherine Booth

HEMPSTEAD CITADEL CORPS

65 ATLANTIC AVENUE
HEMPSTEAD, NY 11550-1235
(516) 485-4900 - FAX: (516) 292-8712

SENT BY ELECTRONIC MAIL

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

Please accept this letter as evidence of my strong support for the **Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's Vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district. The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to the New York State endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly this process has opened the door to opportunities in Hempstead.

The Salvation Army strives to provide support to the neediest of residence of the Village of Hempstead and, as such, supports any initiative that benefits all who call Hempstead home. This investment in upgrading the infrastructure and revitalizing downtown presents an opportunity to enhance the experience of all who live and/or work in Hempstead.

The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits to ***Downtown Hempstead Reimagined***.

.... there is no reward equal to that of doing the most good to the most people in the most need.

Give Online: www.salvationarmyny.org/give

DRI funding, combined with over \$200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown, will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. ***Downtown Hempstead Reimagined*** will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support ***Downtown Hempstead Reimagined*** and with the State's partnership, we can move these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Soo Kim', with a stylized flourish at the end.

Soo Kim, Major
Nassau County Coordinator



August 17, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

Please accept this letter as evidence of my strong support for the **Village of Hempstead's 'Downtown Hempstead Reimagined' – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of our community. The DRI will advance the community's Vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has shown great resolve and commitment in building this foundation through a monumental, years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process has led to the New York State endorsement of its Brownfield Opportunity Area (BOA). This impactful planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. This path has enabled the Village to productively collaborate with its numerous businesses and wide-ranging community organizations to develop critical insights into revitalizing its downtown. More importantly this process has opened the door to opportunities in Hempstead.

The Village of Hempstead continues to experience enormous success as it uplifts community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to be infused to provide catalytic investment in the Village's downtown. As a community partner, I am excited to build this future with the Village of Hempstead. The DRI grant program offers an exciting opportunity to assist in implementing and accelerating the anticipated benefits to ***Downtown Hempstead Reimagined***.

DRI funding, combined with over \$200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown, will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. ***Downtown Hempstead Reimagined*** will springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support ***Downtown Hempstead Reimagined*** and with the State's partnership, we can move these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Theresa Regnante
President and CEO



September 21, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

On behalf of LISC NY, I am delighted to share my support for the **Village of Hempstead's "Downtown Hempstead Reimagined" – 2022 Downtown Revitalization Initiative (DRI) Grant Application**. This revitalization program will spur private investment and improvements that will bring forth major catalytic change that will benefit all sectors of the community. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

Recently LISC NYC and LISC Western New York coalesced our efforts as one "LISC NY" team to broaden our market coverage in order to elevate our advocacy efforts, capitalize on statewide economic development opportunities, and leverage our combined resources to ensure that Black and brown businesses and communities across the state are prioritized in New York's economic recovery through capital investment in infrastructure, housing, and commercial real estate. Our core mission is to support local champions to advance equitable development in underinvested neighborhoods through our three pillars of radical healing, inclusive economic transformation, and sustainable wealth generation, and the Village of Hempstead DRI grant application is aligned with that mission.

We applaud the Village's years-long effort to engage the community, upgrade infrastructure, and to attract developers ready to invest in Hempstead's future. This multi-year process led to New York State's endorsement of its Brownfield Opportunity Area. Its planning process set in motion partnerships and community programs that continue to engage and benefit all aspects of the Village's downtown. DRI funding, combined with over \$200 million of public and private investments, will move the needle towards a prosperous and reimagined downtown. The DRI will remove financial barriers currently impeding the Village's ability to develop its downtown and will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of the community. **Downtown Hempstead Reimagined** is aimed at spurring investment at a level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

In partnership with the Village of Hempstead, we stand ready to bring our technical expertise and capital to help spark this catalytic investment in the Village's downtown through **Downtown Hempstead Reimagined**. LISC NY fully supports **Downtown Hempstead Reimagined – DRI application**, and we hope that you will too. If you should have any questions, please feel free to contact Eva Alligood, LISC NY's Senior Director of Partnerships and Programs, at ealligood@lisc.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Valerie White".

Valerie White, Senior Executive Director
LISC NY



September 15, 2022

Mrs. Linda Armyn & Dr. John Nader, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairpersons Armyn & Nader:

Vision Long Island submits this letter in strong support for the Village of Hempstead's *Downtown Hempstead Reimagined*, 2022 Downtown Revitalization Initiative (DRI) Grant Application.

The Incorporated Village of Hempstead and local community stakeholders are united in their vision to transform downtown Hempstead into a leading downtown destination on Long Island. Its revitalization program will spur private investment and improvements, thus producing major catalytic change benefiting all sectors of the community. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

The Village has taken important steps in identifying and advancing the community's vision and goals for revitalization. Village and community stakeholders have demonstrated great commitment and determination in building the necessary foundation to move revitalization forward. This includes its years-long effort engaging the community, upgrading infrastructure, and attracting developers ready to invest in Hempstead's future.

This multi-year process, which created government and community unification, has led to the New York State endorsement of its Brownfield Opportunity Area (BOA), which set in motion partnerships and community programs that continue to engage and benefit all aspects of the downtown.

The Village of Hempstead strives to uplift community partners to better serve its residents and businesses. Projects and site-specific opportunities are ready to immediately begin. As a community partner, working with Village representatives and community members throughout these significant years, Vision Long Island is committed to a continued partnership as the community works to reimagine its future.

The DRI grant program will offer this hardworking community the opportunity to implement and accelerate the anticipated benefits to *Downtown Hempstead Reimagined*, including transformative projects to provide affordable and mixed income housing, while addressing its pressing childcare and workforce needs.

This funding, combined with over \$200 million of public and private investments, will remove the financial barriers that have long frustrated the Village's ability to develop its downtown. *Downtown Hempstead Reimagined* will springboard existing investment, thereby transforming not only the Village of Hempstead, but the entire central Nassau County region.

Thank you in advance for your favorable consideration for this award.

Respectfully,

A handwritten signature in black ink, appearing to read "Eric Alexander", written in a cursive style.

Eric Alexander, Director

Vision Long Island advances more livable, economically sustainable, and environmentally responsible growth on Long Island through Smart Growth. Smart Growth focuses on infill, re-development, and open space preservation. It supports mixed-use, mixed-income communities that are convenient, attractive, pedestrian-friendly, and that make affordable housing and public transportation desirable and realistic.

Over the past 20 years Vision has counseled downtown Villages and Towns, and has been a resource for the County, State, and Federal governments, as well as the business and civic community on downtown revitalization, planning and infrastructure.

Vision has made over 3000 presentations, performed over 30 community visionings and advanced over 150 public and private planning projects towards implementing the goals of Smart Growth. Over 15,000 units of transit oriented development have been approved in our local municipalities with the support of Vision Long Island

Hempstead DRI Letter Template

Dear Chairpersons Armyn & Nader,

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support the Village of Hempstead's "Downtown Hempstead Re-imagined" – 2022 Downtown Revitalization Initiative (DRI) Grant Application.

This revitalization program will spur much needed private investment and improvements that will bring forth major change to all sectors of our community. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

Our beloved Village has shown great resolve and commitment in building this foundation through a massive, years-long effort to engage members of the community, upgrading infrastructure, and attracting developers ready to invest in Hempstead's future.

Granting the DRI will remove financial barriers currently impeding the Village's ability to develop its downtown and will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of our community. The Downtown Redevelopment is years overdue!

As a resident of the Village of Hempstead, I am excited to see the Village on the brink of a development that will bring pride, and uplift a community that has been overlooked for years.

I strongly urge you to support the Village of Hempstead's DRI application for 2022.

Thank you in advance for your support.

Sincerely,

Name: ROBERT W. WHITE

Address: 16 SUNSET DR., HEMPSTEAD, N.Y

Email: BW WHITE 11550@gmail.com

Dear Chairpersons Armyn & Nader,

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. I strongly support the Village of Hempstead's "Downtown Hempstead Re-imagined" – 2022 Downtown Revitalization Initiative (DRI) Grant Application.

This revitalization program will spur much needed private investment and improvements that will bring forth major change to all sectors of our community. The DRI will advance the community's vision to transform downtown Hempstead's economy, leverage the Village's many strengths, and restore the historic essence of the Village's central business district.

Our beloved Village has shown great resolve and commitment in building this foundation through a massive, years-long effort to engage members of the community, upgrading infrastructure, and attracting developers ready to invest in Hempstead's future.


Granting the DRI will remove financial barriers currently impeding the Village's ability to develop its downtown and will invest in transformative projects to provide affordable and mixed income housing, while addressing the pressing childcare and workforce needs of our community. The Downtown Redevelopment is years overdue!

As a resident of the Village of Hempstead, I am excited to see the Village on the brink of a development that will bring pride, and uplift a community that has been overlooked for years.

I strongly urge you to support the Village of Hempstead's DRI application for 2022.

Thank you in advance for your support.

Sincerely,



Name: BRANDY WATSON
Address: 22 SUNSET DRIVE, HEMPSTEAD, NY 11550
Email: POSITIVETIPS.BW@GMAIL.COM



TAYLOR DARLING
Assemblywoman 18th District

THE ASSEMBLY STATE
OF NEW YORK
ALBANY

COMMITTEES
Children and Families
Economic Development, Job Creation,
Commerce and Industry
Local Governments
Small Business
Transportation

September 8, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law:

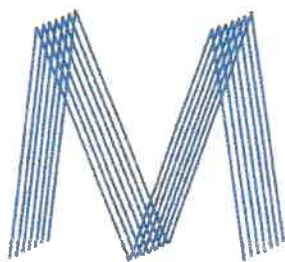
Please accept this letter of my strong support for the 'Downtown Hempstead Reimagined' Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements to advance the community's vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historical essence of the Village's central business district.

In recent years, the Village has made significant strides in upgrading downtown infrastructure and facilitating mixed-uses and business investments to reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program instituted to incentivize and strengthen the design and stimulate infill that will reestablish our downtown as a vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone, and the Village recently completed its Step 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic strategic sites. Since the BOA's release last year, the Village has pursued funding to advance an 'Innovation District' in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complementary growth, at the same time that it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural, and economic improvements.

Likewise, the Village of Hempstead DRI will advance our comprehensive Plan's goals to improve the quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open spaces and parks and bolster accessibility to the intermodal center. I strongly support Downtown Hempstead Reimagined and fully intend to collaborate with other parties in the next stages of moving these efforts forward. I ask that you please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Taylor Darling
Member of Assembly
District 18



BELIEVE BELONG BECOME

09/07/2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law,

I pen this missive of endorsement and strong support for the **"Downtown Hempstead Reimagined" Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application**. The downtown revitalization implementation program will spur infrastructure, property, upgraded enhancements to our community fostering hope and value to the business's, residents, faith base community, merchants, and consumers as the advancement of the Community's Vision is unveiled through the following: Transformation of downtown Hempstead's economy and the capturing of the overall essence of the Village Central Business District.

Miracle Christian Center Inc. has been a beacon of light in the Hempstead community for twenty-five years servicing the community in copious levels. As an asset we have eyewitness the significant strides the Village of Hempstead has made in past years in upgrading the downtown infrastructure and facilitating mixed uses and business investments that will reinforce the Village as an attractive place to reside and work. Specifically, the Downtown Overlay Zone (DOZO) is a holistic zoning program that was instituted with an objective incentivize and strengthen design and stimulate infill that will reestablish our downtown as vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone, and the Village recently completed its Step 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage a buildout of a diverse set of catalytic strategic sites. Since the BOA's release last year, the Village has pursued funding to advance an "Innovation District" in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, while it has committed to upgrading Village water, sewer, and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural, and economic improvements. Likewise, the Village of Hempstead DRI will advance our Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability as well as pedestrian safety. Increase connections to open space and parks, and bolster accessibility to the intermodal center. I am in absolute belief and support of Downtown Hempstead Reimagined. I fully intend to collaborate with other parties in the Reimagined initiatives to move the Village forward.

Please provide your favorable consideration for this award. Should you need additional documentation of my endorsement and support. Please do not hesitate to contact me via email: PJG4Miracle@gmail.com, mail: PO BOX 336 Hempstead, NY, or cell: 631-871-6064

Sincerely,

Dr. Jacqueline R. Gates

Sr. Pastor

M I R A C L E C H R I S T I A N C E N T E R



334 Fulton Avenue
Hempstead, NY 11550



+516 505 2595



www.miracleny.org

Apostle Phyllis Young, Founder | Dr. Jacqueline R. Gates, Sr. Pastor | Bishop David B. Gates, II, Sr. Pastor Emeritus

SIELA A. BYNOE
LEGISLATOR, DISTRICT 2



NASSAU COUNTY LEGISLATURE
1550 FRANKLIN AVENUE
MINEOLA, NEW YORK 11501
TEL: (516) 571-6202 FAX: (516) 571-6761
SBYNOE@NASSAUCOUNTY.NY.GOV

COMMITTEES:

RANKING MEMBER:

PUBLIC WORKS
ECONOMIC & COMMUNITY DEVELOPMENT
LABOR AND TRANSPORTATION

MEMBER:

RULES
PUBLIC SAFETY
PLANNING, DEVELOPMENT & THE ENVIRONMENT

September 2, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law,

Please accept this letter as evidence of my strong support for the **‘Downtown Hempstead Reimagined’ Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application**. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements that will advance the community’s vision to beneficially transform downtown Hempstead’s economy and capture the many strengths and the historic essence of the Village’s central business district.

In recent years, the Village has made significant strides upgrading downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone and the Village recently completed its Step 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic strategic sites. Since the BOA’s release last year, the Village has pursued funding to advance an ‘Innovation District’ in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, at the same time that it has committed to upgrading Village water, sewer, and stormwater systems. The efforts on multiple fronts document leadership’s commitment to stewarding desired social, environmental, cultural, and economic improvements.

Likewise, the Village of Hempstead DRI will advance our Comprehensive Plan’s goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open space and parks, and bolster accessibility to the intermodal center. I strongly support Downtown Hempstead Reimagined and fully intend to collaborate with

other parties in the next stages of moving these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Siela A. Bynoe". The signature is written in dark ink and is positioned above the printed name.

Siela A. Bynoe
Nassau County Legislator, District 2



September 2, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Law and Rabinowitz:

Please accept this letter as evidence of Long Island Community Foundation's (LICF) enthusiastic support for the **'Downtown Hempstead Reimagined' Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application**. LICF recognizes the critical role downtown revitalization plays in improving the overall quality of life today and for future generations. The Village's Vision and DRI objectives strongly coincide with our Foundation's guiding principles to foster healthy, equitable and thriving communities throughout Long Island.

LICF applauds the Village of Hempstead for its continuing efforts to revitalize the downtown and improve the community's economic and social environment. In recent years, the Village and its Community Development Agency have successfully advanced community-based economic development. Our Long Island Racial Equity Initiative aims to increase opportunities for disadvantaged persons and groups by employing strategies to build assets and wealth, improve workforce development, and strengthen credit to increase upward mobility and improve overall quality of life for Black Long Islanders and other minorities. Hempstead's drive for improved quality of life for those who live, work and visit the dynamic Village downtown is essential.

Our backing of the Village of Hempstead's 2021 DRI Application stems from our commitment to the residents of Long Island. We believe monumental change is possible when individuals, families, foundations, and businesses join forces to establish community and support networks, apply creativity and knowledge, and address pressing community issues. In other words – it takes a village. The Long Island Community Foundation supports Downtown Hempstead Reimagined. Please provide your favorable consideration for this award. If further documentation of the Foundation's support would be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, which appears to read "D.M. Okorn", is written over a faint, light blue rectangular stamp.

David M. Okorn | Executive Director

900 Walt Whitman Road | Suite 205 | Melville, N.Y. 11747 | (p) 631.991.8800 ext. 226 | (f) 631.991.8801

dmokorn@licf.org | www.licf.org

Legislator Debra Mulé

Nassau County Legislative District 5

1550 Franklin Avenue

Mineola, NY 11501

Phone: 516-571-6205 | Fax: 516-571-0291

Email: dmule@nassaucountyny.gov



County Committees

Ranking:

Veteran & Senior Affairs

Member:

Public Safety, Minority Affairs,
Economic & Community Development

September 9, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law:

Please accept this letter as evidence of my strong support for the **'Downtown Hempstead Reimagined Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application'**. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements that will advance the community's Vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historic essence of the Village's central business district.

In recent years, the Village has made significant strides upgrading downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone and the Village recently completed its Step 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic 'strategic sites'. Since the BOA's release last year, the Village has pursued funding to advance an 'Innovation District' in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, at the same time that it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural and economic improvements.

Likewise, the Village of Hempstead DRI will advance our Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open space and parks, and bolster accessibility to the intermodal center. I strongly support Downtown Hempstead Reimagined and fully intend to collaborate with other parties in the next stages of moving these efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance, please do not hesitate to contact me.

Sincerely,

Legislator Debra Mulé

Nassau County's 5th Legislative District includes:

Baldwin, Baldwin Harbor, Freeport, South Hempstead and parts of Merrick, Oceanside, and Rockville Centre



Office of Legislator Carrié Solages

Theodore Roosevelt Executive & Legislative Building

1550 Franklin Avenue, Ste. 243

Mineola, New York 11501-4895

Phone: (516) 571-6203

Fax: (516) 571-6732

E-Mail(s): csolages@nassaucountyny.gov

dyngstrom@nassaucountyny.gov

jcarter@nassaucountyny.gov



COMMITTEES:

RANKING MEMBER

Minority Affairs

MEMBER

Public Works and Parks

Government Services &

Operations

Planning, Development &

Environment

September 9, 2021

Mr. Kevin Law and Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz and Law:

I am writing to express my support for the "Downtown Hempstead Reimagined" Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application.

This downtown revitalization implementation program will spur infrastructure, property and overall improvements that will advance the community's vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historic essence of the Village's central business district.

In recent years, the Village has made significant strides upgrading the downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone and the Village recently completed its STEP 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic strategic sites. Since the BOA's release last year, the Village has pursued funding to advance an "Innovation District" in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, at the same time that it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural and economic improvements.

Likewise, the Village of Hempstead DRI will advance the Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open spaces and parks, bolster accessibility to the intermodal center. Therefore, I strongly support Downtown Hempstead Reimagined.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Carrié Solages".

Nassau County Legislator, 3rd District



KEVAN M. ABRAHAMS
LEGISLATOR, DISTRICT 1



NASSAU COUNTY LEGISLATURE
1550 FRANKLIN AVENUE
MINEOLA, NEW YORK 11501
(516) 571-6201
FAX: (516) 571-6187
KABRAHAMS@NASSAUCOUNTYNY.GOV

RANKING MEMBER:
• RULES
• BUDGET REVIEW
MEMBER:
• MINORITY AFFAIRS

September 9, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law:

Please accept this letter as support for the 'Downtown Hempstead Reimagined' Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements that will advance the community's Vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historic essence of the Village's central business district.

In recent years, the Village has made significant strides upgrading downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone and the Village recently completed its Step 2 Nomination to designate downtown as a New York State Brownfield Opportunity Area (BOA). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic 'strategic sites. Since the BOA's release last year, the Village has pursued funding to advance an 'Innovation District' in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, at the same time that it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural and economic improvements.

Likewise, the Village of Hempstead DRI will advance our Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase

Proudly serving the communities of Uniondale, Roosevelt, & parts of Freeport, Baldwin, Hempstead, & East Meadow



connections to open space and parks, and bolster accessibility to the intermodal center. I strongly support Downtown Hempstead Reimagined and fully intend to collaborate with other parties in the next stages of moving these efforts forward. Please provide your favorable consideration for this award.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Abrahams', with a long horizontal flourish extending to the right.

Kevan Abrahams
Minority Leader
Nassau County Legislature



NASSAU COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY

September 13, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law:

Please accept this letter as evidence of the Nassau County Industrial Development Agency's ("NCIDA") support of the 'Downtown Hempstead Reimagined' Village of Hempstead ("Village") Downtown Revitalization Initiative ("DRI") 2021 Grant Application. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements that will advance the community's Vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historic essence of the Village's central business district.

In recent years, the Village has made significant strides upgrading downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live, work, and play. Specifically, the Downtown Overlay Zone ("DOZ") is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as a vibrant mixed-use, transit-oriented center. The DOZ partly overlays a Federal Opportunity Zone and the Village recently completed its Step 2 Nomination to designate their downtown as a New York State Brownfield Opportunity Area ("BOA"). Together, these policies will prompt desired investment and leverage the buildout of a diverse set of catalytic 'strategic sites. Since the BOA's release last year, the Village has pursued funding to



1 West St., 4th Floor
Mineola, NY 11501



Phone: 516-571-1945
Fax: 516-571-1076

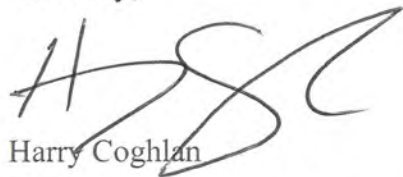


info@nassauida.org
nassauida.org

advance an 'Innovation District' in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, while it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural and economic improvements.

Likewise, the Village of Hempstead DRI will advance their Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open space and parks, and bolster accessibility to the intermodal center. The NCIDA strongly supports Downtown Hempstead Reimagined and fully intends to collaborate with the Village in the next stages of moving these efforts forward. Please provide your favorable consideration for this award. If further documentation of this agency's support would be of assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'HSC', is written over the printed name 'Harry Coghlan'.

Harry Coghlan

CEO & Executive Director

Cc: Mr. Richard Kessel, Chairman, NCIDA

To Whom It May Concern:

I Doris Sharpe have been a homeowner for 29 years. When I moved here there was a promise of redeveloping the downtown. I am finally encouraged by the recent movement I see to make downtown safer and more prosperous. The people and community leaders have what it takes to get the job done.

For too long Hempstead Village residents have felt underserved and neglected. We have not been given the same resources as other communities. It has resulted in our inability to achieve the quality of life we dreamed of.

We need to be able to experience culture, commerce, entertainment, and recreation without leaving our own community. The village should be a place where we are proud to live and people choose as a destination.

If we receive this grant, I can now picture a downtown that really works for us.

Doris Sharpe



To Whom-It May Concern

I, Doris Sharpe have been a homeowner for 29 years. When I moved here there was a promise of redeveloping the downtown. I am finally encouraged by the recent movement I see to make downtown safer and more prosperous. The people and community leaders have what it takes to get the job done.

For too long Hempstead Village residents have felt underserved and neglected. We have not been given the same resources as other communities. It has resulted in our inability to achieve the quality of life we dreamed of.

We need to be able to experience culture, commerce, entertainment, and recreation without leaving our own community. The village should be a place where we are proud to live and people choose as a destination.

If we receive this grant, I can now picture a downtown that really works for us.

Respectfully submitted
Doris Sharpe
105 Holly Ave. Hempstead NY 11550



Hempstead Chamber of Commerce

Business to Build Business

Executive Board

Belinda Watkins
President

Donna Raphael
Vice President

Sherina Gonzales Lucas
Secretary

Coreen Wright
Treasurer

Victoria Cleckley
Assistant Treasurer

Candace Aguirre Holley
Assistant Secretary

Directors

Shelley Brazley

Leroy Brown

Biena Dipena

Donna M. Douglas

Clariona Griffith

Ilanye Longjohn

Miles Merritt

Charles Renfro

George Siberon

September 7, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
Long Island Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Dear Chairmen Rabinowitz & Law

Please accept this letter as evidence that the Hempstead Chamber of Commerce strongly supports the **"Downtown Hempstead Reimagined" Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application**. This downtown revitalization implementation program will spur infrastructure, property, and overall improvements that will advance the community's Vision to beneficially transform downtown Hempstead's economy and capture the many strengths and the historic essence of The Villages Central business district.

In recent years, the village has made significant strides upgrading downtown infrastructure and facilitating mixed-uses and business investments that will reinforce the Village as an attractive place to live and work. Specifically, the Downtown Overlay Zone (DOZ) is a holistic zoning program that was instituted with an aim to incentivize and strengthen design and stimulate infill that will reestablish our downtown as a vibrant mixed-use, transit-oriented center. The DOZ partly overlays a federal opportunity State Brownfield opportunity area (BOA). Together, these policies will prompt desired investment and leverage the build-out of a diverse set of catalytic 'strategic sites'. Since the BOA's release last year, the village has pursued funding to advance an 'Innovation District' in southwest downtown and stimulate more job opportunities, incubate light industry, and foster complimentary growth, at the same time that it has committed to upgrading Village water, sewer and stormwater systems. The efforts on multiple fronts document leadership's commitment to stewarding desired social, environmental, cultural and economic improvements.

Likewise, the Village of Hempstead DRII will advance our Comprehensive Plan's goals to improve quality of life for residents and visitors. It will enhance walkability and pedestrian safety, increase connections to open space and parks, and both their accessibility to the intermodal center. I strongly support Downtown Hempstead Reimagined and fully intend to collaborate with other parties in the next stages of moving his efforts forward. Please provide your favorable consideration for this award. If further documentation of my support would be of assistance please do not hesitate to contact me.

Sincerely,

Belinda Watkins

Belinda Watkins
President

1776 Denton Green Park - Hempstead, NY 11550
(516) 292-3800
email: info@hempsteadchamber.com
www.hempsteadchamber.com



**Long Island
Hispanic
Chamber of
Commerce, Inc.**

September 15, 2021

Mr. Kevin Law & Mr. Stuart Rabinowitz, Co-Chairs
LI Regional Economic Development Council
PO Box 3275
Farmingdale, NY 11735

Gentlemen,

The Long Island Hispanic Chamber of Commerce is writing to support the Village of Hempstead Downtown Revitalization Initiative 2021 Grant Application. This initiative will help create infrastructure to attract, create and reinforce businesses and environmental greenspace which will contribute to the overall quality of life for our community members.

The objective of this initiative, will benefit our community on many levels, including re-establishing Hempstead as a positive place to live, set-up businesses, which will spark growth and stimulate opportunities to meet the needs of the diverse community that lives in this area.

We respectfully request, your greatest consideration for their grant application which will benefit the area by providing upgrades to the Village water, sewer and stormwater systems which is imperative as we have seen with recent flooding on Long Island.

Please feel free to contact me if you need additional documentation for support of this important grant application. My email is : admin@lihcc.org and my cell is (516)519-4067.

Kindest Regards,

Luis A. Varquez

President, Long Island Hispanic Chamber of Commerce

522 GRAND BLVD.
WESTBURY, NY 11590

Resolution to Apply

**STATE OF NEW YORK
COUNTY OF NASSAU, SS:
VILLAGE OF HEMPSTEAD**

I, **Stephany Braxton**, Deputy Village Clerk of the Village of Hempstead, in the County of Nassau, New York, **HEREBY CERTIFY** that the following extract has been compared by me with the original minutes of the regular meeting held on **September 20, 2022**, the same is a true and correct transcript there from and of the whole of said original so far as the same relates to the subject matters therein referred to.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said village this **21st** day of **September 2022**.



Deputy Village Clerk

RESOLVED, that Mayor Hobbs, Jr., is authorized to undertake all actions to execute and submit a Long Island Regional Economic Development Council/New York State 2022 Downtown Revitalization Initiative Grant Application that will request up to \$20 Million for the Hempstead Downtown Revitalization Project.

Moved by Trustee Boone
Seconded by Trustee Burroughs

AYES: Trustees Daniels, Burroughs, Griffith, Boone; Mayor Hobbs
NOES: None

that Mayor Waylyn Hobbs, Jr., is hereby authorized to undertake all actions to execute and file a New York State Downtown Revitalization Initiative application with the State of New York that will request up to \$20 Million for the 2022 *Village of Hempstead Downtown Revitalization Project*; and

an application for funding for the "Lincoln Park Pool Planning Project" under the EPF Program through OPRHP and to execute all documents necessary for the implementation of this work relating to the financial and/or administrative processes of the grant program.

WHEREAS, the New York State Downtown Revitalization Initiative (DRI) provides competitive grant funding awards for municipalities to support and strengthen the economic resilience of NY downtowns; and

WHEREAS, the DRI serves as a comprehensive approach to improving the physical, social, environmental, and economic climate of participating communities and the Village of Hempstead has a compact, walkable downtown with a vibrant and diverse mix of commercial and residential uses, which generates job opportunities, and both the State and Village recognize that downtown revitalization is a key ingredient to rebuilding the economy and buffering the economy from the effects of the COVID-19 pandemic, and that actions to achieve compact, walkable downtowns can also help in achieving the State's bold climate goals by promoting the use of public transit;

WHEREAS, the Village of Hempstead will prepare and submit to the Long Island Regional Economic Development Council (LIREDC), a NY State 2022 Round 5 DRI Funding Application requesting this DRI planning and financial assistance that is essential to leveraging quality community development; and

WHEREAS, in July 2020, during the COVID-19 outbreak, the Village's Community Development Agency, in close collaboration with the Village administration, released the 'Village of Hempstead Brownfield Opportunity Area (BOA) Step 2 Nomination, which is a substantial plan containing a comprehensive strategy for future downtown redevelopment that was backed by extensive public outreach and visioning and which is consistent with the community's 2008 Comprehensive Plan, and a DRI grant application for the Village should directly link with and build on the BOA's recent and highly active community-based effort to revitalize the Village of Hempstead's downtown and leverage the development of strategic sites and the formation of strong partnerships that will advance key downtown Hempstead development strategies; and

WHEREAS, as part of the transformation of downtowns, New York Department of State is encouraging communities to consider whether there may be locations suitable for electric vehicle (EV) charging stations in their downtowns, which can advance beneficial carbon reduction goals and associated economic restructuring with potentially reduced community reliance on harmful fossil fuel emissions;

NOW THEREFORE, BE IT RESOLVED, that Mayor Waylyn Hobbs, Jr., is hereby authorized to undertake all actions to execute and file a New York State Downtown Revitalization Initiative application with the State of New York that will request up to \$20 Million for the 2022 *Village of Hempstead Downtown Revitalization Project*; and

BE IT FURTHER RESOLVED, that the Village of Hempstead Deputy Mayor, Jeffery Daniels shall be appointed as the local Project Manager for the Village, who shall serve as a primary point of contact in the Village with various interested parties, including New York State and the LIREDC; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to designate a qualifying local “cash” match and the Village of Hempstead certifies that it will assign a 10% match of the grant funds from the Village’s finances; and

BE IT FURTHER RESOLVED, that as part of forming a DRI Round 5 Grant Application and follow-on downtown planning and demonstrating a meaningful commitment to serving public health and wellness in association with reducing risks to the community from climate change and advancing regional carbon emission reductions goals, the Village will advance evaluations that may identify potential private and public locations, like parking lots, streets, or other places, which might be promoted as locations for EV fast charging stations within the proposed DRI boundary, with a goal to identify a place or places which may accommodate between three to five designated EV spaces plus appurtenant areas which can host supporting electrical charging infrastructure.