



Hempstead IDA celebrates Amazon agreement for planned warehouse

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Hempstead, NY According to Hempstead town supervisor Don Clavin Jr., online retailer Amazon Inc. has agreed to lease a planned warehouse that will be built close to JFK International Airport in Woodmere on the Queens border. The project, which was granted economic development incentives by the Town of Hempstead IDA, will serve as an Amazon.com Services last-mile delivery facility.

The facility is to be built and owned by JFK Logistics Center LLC, an affiliate of Wildflower Ltd., a New York City development firm led by managing partner Adam Gordon. The incentives package, approved in April 2020 and closed on in October, 2020, includes a 15-year PILOT (payment in lieu of taxes) agreement and exemptions from mortgage recording and sales taxes. Daniel Baker, a partner at the law firm Certilman Balin Adler & Hyman LLP, represented Wildflower in the IDA proceedings.

Amazon will be the sole tenant at the \$76 million, three-story, JFK Logistics delivery station that will be constructed on 11 acres at 253-51 Rockaway Blvd., Woodmere. A portion of the site's parking lot is situated in Rosedale, Queens. Delivery stations power the last mile of Amazon's order process and help speed up deliveries for customers. Packages are shipped to a delivery station from Amazon Fulfillment and Sortation Centers, loaded into delivery vehicles and delivered to customers.

As part of the agreement, the developer made a one-time \$250,000 payment to the Lawrence Union Free School District at Wildflower's closing with the IDA.

Clavin said, "We are excited that Amazon has decided to locate their facility within the Town of Hempstead. The jobs it will create to distribute products throughout the region will provide opportunities for our residents and help Long Island recover from the pandemic. I am pleased to welcome Amazon to America's largest township and also extend the invitation to other businesses as well."

The delivery station, which replaces a long-term airport parking lot is expected to bring at least 50 full-time-equivalent jobs to the town within two years of its completion.

"We are excited to continue to invest in New York with a new Woodmere delivery station that will

provide efficient delivery for customers, and create job opportunities with highly competitive pay, benefits starting on the first day of employment, and training programs for in-demand jobs,” said Amazon spokeswoman Jenna Hilzenrath.

“Having Amazon lease this site is huge. We’re looking forward to their arrival,” Frederick Parola, CEO of the Town of Hempstead Industrial Development Agency (IDA), said. “This property as a parking lot generated minimal taxes for the town and school district. Now, it will be put to better use and provide tremendous economic benefits and employment opportunities. It’s incredibly exciting.”

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