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NOTICE OF PUBLIC HEARING
IN THE MATTER OF A PUBLIC HEARING
RE: 2 ENDO BOULEVARD, LLC

-----X

350 Front Street
Hempstead, New York

June 9, 2016
9:30 a.m.

B E F O R E:
FREDERICK E. PAROLA, CEO
MICHAEL LODATO, Deputy Agency Administrator

Dolly Fevola,
Court Reporter

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

3

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY: FREDERICK E. PAROLA, CEO

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2 MR. PAROLA: Good morning, my
3 name is Fred Parola. Observing that
4 it's 9:30 in the morning this 9th
5 day of June, we're here to discuss
6 an application by Richner
7 Communications for certain benefits
8 provided by the Town of Hempstead
9 Industrial Development Agency
10 pursuant to the New York State
11 General Municipal Law. I would note
12 that I am here with Mike Lodato, the
13 Deputy Agency Administrator, and
14 we're here to open this forum so
15 that we may take any public
16 testimony from interested parties on
17 either side of the issue.

18 I will now read the Notice of
19 Public Hearing.

20 Notice is hereby given that a
21 public hearing pursuant to Title 1
22 of Article 18-A of the New York
23 State General Municipal Law will be
24 held by the Town of Hempstead
25 Industrial Development Agency ("the

1 Agency") on the 9th day of June,
2 2016, at 9:30 a.m., local time, in
3 the IDA Conference Room 234A, 350
4 Front Street, Hempstead, New York in
5 connection with the following
6 matters:
7

8 The Agency previously entered
9 into a transaction on behalf of 2
10 Endo Boulevard LLC, a limited
11 liability company duly organized and
12 validly existing under the laws of
13 the State of New York (the
14 "Company"), consisting of the
15 acquisition of an approximately 1.86
16 acre parcel of land located at 2
17 Endo Boulevard in the town of
18 Hempstead, Nassau County, New York
19 and the renovation and equipping of
20 an existing approximately 80,000
21 square foot building located thereon
22 (collectively, the "Original
23 Facility"), which original Facility
24 was leased by the Agency to the
25 Company, and subleased in party by

1
2 the Company to, and used in part by
3 Richner Communications, Inc., a
4 business corporation duly organized
5 and validly existing under the laws
6 of the State of New York ("Richner
7 Communications"), for its printing,
8 publishing and communications
9 operations, and subleased in part by
10 the Company to, and used by ZLK
11 Storage, LLC, a limited liability
12 company duly organized and validly
13 existing under the Laws of the State
14 of New York ("ZLK Storage"; and
15 together with Richner
16 Communications, the "Sublessees"),
17 as a warehouse operation for
18 document storage and other warehouse
19 uses and as a self-storage facility.

20 The Company and the Sublessees
21 have now requested the Agency's
22 assistance in financing certain
23 renovations, improvements and
24 equipping of the Original Facility,
25 including but not limited to

1
2 installing a new roof with solar
3 panels, making building improvements
4 and upgrading equipment at the
5 printer/publisher facility (the
6 "2016 Facility"; and together with
7 the Original Facility, the
8 "Facility"), and the Agency's
9 consent to an extension of the term
10 of the documents executed in
11 connection with the Original
12 Facility for an additional five (5)
13 years. At the end of the lease term
14 as such may be extended, the Company
15 will purchase the Facility from the
16 Agency. The Facility will be
17 initially owned, operated and/or
18 managed by the Company.

19 The Agency contemplates that it
20 will provide financial assistance to
21 the Company and the Sublessees in
22 the form of exemptions from mortgage
23 recording taxes in connection with
24 the financing or any subsequent
25 refinancing of the Facility,

1
2 exemption from sales and use taxes
3 and continued abatement of real
4 property taxes, consistent with the
5 policies of the Agency.

6 A representative of the Agency
7 will, at the above-stated time and
8 place, hear and accept written
9 comments from all persons with views
10 in favor or opposed to the proposed
11 financial assistance to the Company
12 and Sublessees. At the hearing, all
13 persons will have the opportunity to
14 review the application for financial
15 assistance filed by the Company and
16 the Sublessees with the Agency and
17 an analysis of the costs and
18 benefits of the proposed Facility.

19 Town of Hempstead Industrial
20 Development Agency by Frederick E.
21 Parola, Executive Director and Chief
22 Executive Officer.

23 We will await the first
24 witness.

25 (Whereupon, a recess was taken

as we await any persons wishing to
be heard.)

MR. PAROLA: Observing that it
is now after 10 o'clock and we have
had no visitors, no witnesses
interested in testifying with
respect to the aforementioned
Richner Communications subject to
this hearing, I hereby declare this
public hearing adjourned sine die.

(Time noted: 10:00 a.m.)

CERTIFICATION

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

THAT the within transcript is a true record
of my stenographic notes.

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 15th day of June, 2016.

DOLLY FEVOLA

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