

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

-----x

NOTICE OF PUBLIC HEARING  
IN THE MATTER OF  
101 UNIONDALE, L.P.

-----x

350 Front Street  
Hempstead, New York  
  
October 1, 2014  
10:00 a.m.

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

Kathleen Wetzel,  
Court Reporter

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

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

MR. PAROLA: It is 10:00 a.m.

My name is Fred Parola, CEO of the Industrial Development Agency of the Town of Hempstead. With me is Michael Lodato of the Agency who is the Deputy Agency Administrator.

This is a public hearing to provide certain benefits for the applicant known as the Long Island Marriott under the name of 101 Uniondale L.P., a limited partnership on behalf of itself and its principals. I will now read the Notice of Public Hearing.

Notice is hereby given that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Hempstead Industrial Development Agency ("the Agency") on the 1st day of October, 2014, at 10:00 a.m., local time, at 350 Front Street, 2nd floor, Hempstead, New York in connection

1  
2 with the following matters:

3           The Agency has previously  
4 provided assistance in the  
5 acquisition of a leasehold interest  
6 in an approximately 14.5 acre parcel  
7 of land located at 101 James  
8 Doolittle Boulevard, Uniondale, Town  
9 of Hempstead, Nassau County, New  
10 York (the "Land"), and the  
11 renovation, reconstruction and  
12 equipping of an existing 618 room  
13 eleven-story hotel located thereon  
14 and known as the Long Island  
15 Marriott (the "Improvements"  
16 and "Equipment"), totaling  
17 approximately 436,236 square feet  
18 and currently leased by the Agency  
19 to Lighthouse Hotel Development I,  
20 LLC, a Delaware limited liability  
21 Company authorized to transact  
22 business in the State of New York,  
23 having an office at 1535 Old Country  
24 Road, Plainview, New York 11803  
25 ("Lighthouse") and used by the

1  
2 Lighthouse to provide a full range  
3 of services to the business and  
4 leisure traveler visiting the Town  
5 of Hempstead (the Land together with  
6 the Improvements and Equipment,  
7 the "Facility"). The Agency  
8 previously consented to a request  
9 from Lighthouse to consent to the  
10 assignment and assumption of the  
11 Lighthouse's leasehold and  
12 sub-subleasehold interest in the  
13 Facility to Rex Uniondale Hotel LLC  
14 ("Rex Uniondale"), whose sole member  
15 is Coliseum Realty Co. LLC  
16 ("Coliseum Realty"), and the sole  
17 member of Coliseum Realty is RXR  
18 (collectively, "Rex Uniondale"), and  
19 the Agency also consented to a  
20 subsequent request by Rex Uniondale  
21 to the transfer of ownership and  
22 control of Coliseum Realty and Rex  
23 Uniondale by RXR to CBW Hotel LLC  
24 ("CBW Hotel").

25 101 Uniondale, L.P., a limited

1  
2 partnership on behalf of itself  
3 and/or the principals of 101  
4 Uniondale, L.P. and/or an entity  
5 formed or to be formed on behalf of  
6 any of the foregoing (collectively,  
7 the "Applicant" and "Company"), has  
8 now requested the Agency's consent  
9 to the assignment by CBW Hotel of  
10 all of its rights, title, interest  
11 and obligations under the Lease  
12 Agreement, dated December 28, 2005,  
13 as amended and assigned  
14 (collectively, the "Lease  
15 Agreement"), and certain other  
16 agreements in connection with the  
17 Facility to the Company, and the  
18 assumption by the Company of all  
19 such rights, title, interest and  
20 obligations of CBW Hotel, and the  
21 release of CBW Hotel from any  
22 further liability with respect to  
23 the Facility under the Lease  
24 Agreement, subject to certain  
25 requirements of the Agency. The

1  
2 Facility will be initially owned,  
3 operated and/or managed by the  
4 Company.

5 The Agency contemplates that it  
6 will provide financial assistance to  
7 the Company in the form of the  
8 continuation of the existing  
9 abatement of real property taxes,  
10 consistent with the policies of the  
11 Agency.

12 A representative of the Agency  
13 will, at the above-stated time and  
14 place, hear and accept written  
15 comments from all persons with views  
16 in favor of or opposed to either the  
17 proposed financial assistance to the  
18 Company or the location or nature of  
19 the Facility. At the hearing, all  
20 persons will have the opportunity to  
21 review the application for financial  
22 assistance filed by the Company with  
23 the Agency and an analysis of the  
24 costs and benefits of the proposed  
25 Facility.

1  
2 Town of Hempstead Industrial  
3 Development Agency, by Frederick E.  
4 Parola, Executive Director and Chief  
5 Executive Officer, dated October 1,  
6 2014.

7 If there are any witnesses that  
8 wish to come forward to provide  
9 testimony with respect to the role  
10 of the Town of Hempstead Industrial  
11 Development Agency with respect to  
12 any benefits that the Agency is  
13 considering to grant to the  
14 aforementioned applicant, please  
15 step forward.

16 (Whereupon, a recess was  
17 taken.)

18 MR. PAROLA: Observing that  
19 there are no witnesses present nor  
20 anyone that came forward to be heard  
21 on this application, I hereby  
22 declare this public hearing closed  
23 sine die.

24 (Time noted: 10:33 a.m.)  
25



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CERTIFICATION

I, KATHLEEN WETZEL, 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 1st day of October, 2014.

-----

KATHLEEN WETZEL