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NOTICE OF PUBLIC HEARING  
IN THE MATTER OF HEMPSTEAD LINCOLN MERCURY

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350 Front Street  
Hempstead, New York

May 18, 2010  
9:15 a.m.

B E F O R E:  
FREDERICK E. PAROLA, Chief Executive Officer

Peter Toth  
Court Reporter

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

3 TOWN OF HEMPSTEAD  
4 LOCAL DEVELOPMENT CORPORATION  
5 Representing the LDC  
350 Front Street  
Hempstead, New York 11550

6

7 ALSO PRESENT:

8 WAYNE HALL, Mayor of Hempstead

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## Proceedings

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2 MR. PAROLA: Notice of Public  
3 Hearing. NOTICE IS HEREBY GIVEN that a  
4 public hearing pursuant to Title 1 of  
5 Article 18-A of the New York State  
6 General Municipal Law will be held by the  
7 Town of Hempstead Industrial Development  
8 agency (the "Agency") on the 18th day of  
9 May, 2010 at 9:15 a.m., local time, at  
10 350 Front Street, IDA Conference Room,  
11 2nd Floor, Hempstead, New York in  
12 connection with the following matters:

13 Hempstead Ford Lincoln Mercury, a  
14 New York business corporation, on behalf  
15 of itself and/or the principals of  
16 Hempstead Ford Lincoln Mercury and/or an  
17 entity formed or to be formed on behalf  
18 of the foregoing (collectively, the  
19 "Sublessee"), has applied to the Town of  
20 Hempstead Industrial Development Agency  
21 (the "Agency") for its assistance in the  
22 renovation of an existing, approximately  
23 22,393 square foot building be located on  
24 1.68-acres of land at 301 North Franklin  
25 Street in Hempstead (and further

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2 identified as Section 34, Block 174, Lot  
3 13)(the "Land"), and the construction and  
4 equipping of a new, approximately 5,000  
5 square foot building on the parcel to add  
6 8 additional repair stations with  
7 hydraulic lifts, office equipment  
8 including desks, chairs, computers,  
9 alignment machines, and storage racks  
10 located therein (collectively, the  
11 "Improvements" and "Equipment"; and  
12 together with the Land, the "Facility"),  
13 to be leased by the Agency to Harly  
14 Realty Corp., a New York business  
15 corporation on behalf of itself and/or  
16 the principals of Harly Realty Corp.  
17 and/or an entity formed or to be formed  
18 on behalf of the foregoing (collectively,  
19 the "Company"), and to be subleased by  
20 the Company to and used by the Sublessee  
21 for the purposes of providing a truck  
22 repair and parts facility for the  
23 commercial truck sector and in its  
24 service and sales of new and used trucks  
25 and other vehicles. The Agency will

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acquire, construct, renovate and equip the Facility and will lease the Facility to the Company.

The Company will sublease the Facility to the Sublessee. At the end of the lease term, the Company will purchase the Facility from the Agency. The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes, and a mortgage recording exemption in connection with the financing and any subsequent refinancing of the Facility, and abatement of real property taxes, consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of

1  
2 the Facility. At the hearing, all  
3 persons will have the opportunity to  
4 review the application for financial  
5 assistance filed by the Company and the  
6 Sublessee with the Agency and an analysis  
7 of the costs and benefits of the proposed  
8 facility, dated May 6, 2010, Town of  
9 Hempstead Industrial Development Agency,  
10 by Frederick E. Parola, Executive  
11 Director and Chief Executive Officer.

12 MR. HALL: I'm the Mayor of the  
13 Village of Hempstead and just, as always,  
14 I come here and say that the Village of  
15 Hempstead has too many pilots, too many  
16 tax exempt properties. We just can't  
17 afford to continue to have pilots in the  
18 Village. So the Village of Hempstead is  
19 not in support of anymore pilots.

20 MR. PAROLA: You do recognize  
21 though that many of these particular  
22 projects wouldn't get done. And you're  
23 getting the same amount of money, at  
24 least on this one, and then more because  
25 they're going to add to it, then you

## Proceedings

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would otherwise receive if they were to leave, because you know what car dealerships are doing, or they just did nothing. So this one is not quite as egregious as perhaps the Section 81s that, you know, seem to, you know --

MR. HALL: The 598s?

MR. PAROLA: Yes, that kind of thing. But, certainly, we recognize and understand your plight and are sensitive to it.

(Continued on the next page.)

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MR. HALL: I just want to go on the record.

MR. PAROLA: We always are delighted when you come and give us your input.

MR. HALL: That's all I got to say. That was quick and easy.

MR. PAROLA: Seeing that there are no further witnesses, I hereby terminate this meeting.

(Whereupon, the hearing concluded at 9:45 a.m.)

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C E R T I F I C A T E

I, **PETER TOTH**, a Shorthand Reporter  
and Notary Public in and for the State of  
New York, do hereby certify:

That the foregoing is a true and  
accurate transcript of my stenographic  
notes.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 18th of May, 2010.

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PETER TOTH

-	building [2] 3/23 4/5 business [2] 3/14 4/14	FREDERICK [2] 1/17 6/10 Front [3] 1/11 2/4 3/10 further [2] 3/25 8/10
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