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NOTICE OF PUBLIC HEARING
IN THE MATTER OF MILLENNIUM REALTY

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350 Front Street
Hempstead, New York

May 18, 2010
10:15 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
6 350 Front Street
7 Hempstead, New York 11550

8 ALSO PRESENT:

9 WAYNE HALL, Mayor of Hempstead

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2 MR. PAROLA: I hereby open up this
3 public hearing pursuant to Article A of
4 the New York State General Municipal Law.
5 My name is Fred Parola. This is a
6 hearing concerning Millennium Realty LLC
7 and its requests for benefits from the
8 Town of Hempstead Industrial Development
9 Agency. And I will hereby read the
10 public hearing.

11 NOTICE IS HEREBY GIVEN that a
12 public hearing pursuant to Title 1 of
13 Article 18-A of the New York State
14 General Municipal Law will be held by the
15 Town of Hempstead Industrial Development
16 Agency (the "Agency") on the 18th day of
17 May, 2010, at 10:15 a.m., local time, at
18 350 Front Street, 2nd Floor, Hempstead
19 New York in connection with the following
20 matters:

21 Millennium Realty, LLC, a New York
22 limited liability company on behalf of
23 itself and/or the principals of
24 Millennium Realty, LLC and/or an entity
25 formed or to be formed on behalf of the

1
2 foregoing (collectively, the "Company"),
3 has applied to the Agency to enter into a
4 transaction in which the Agency will
5 assist in (A)(i) the acquisition of
6 several parcels of land (totaling
7 approximately 1.33-acre), located on
8 Franklin Street and Old Franklin Avenue
9 in the Village of Hempstead, Nassau
10 County, New York (and further identified
11 as Section 34, Block 179, Lots 7, 8, 9,
12 11, 216, 217, 212 and 112 and comprised
13 of .60-acres attributable to lots 112 and
14 212, and .73-acres attributable to lots
15 7, 8, 9, 11, 216 and 217), (ii) the
16 renovation, rehabilitation and equipping
17 of an existing 7,867 square feet building
18 and an attached three(3) story parking
19 garage and automobile storage structure
20 located thereon including, without
21 limitation, an approximately 4,760 square
22 feet of showroom and sales area, and
23 approximately 2,288 square feet of office
24 area; and (iii) the exterior renovations
25 to include the front facade, installation

1
2 of canopies to provide a new entry portal
3 pursuant to Honda North America Inc.'s
4 ("Honda") specifications, and a new
5 curtain wall along the parking structure,
6 parking garage renovations to include
7 ground level parking- 165 spaces, second
8 level parking- 82 spaces, third level
9 parking- 82 spaces (total parking will be
10 329 spaces and the square footage for the
11 Sales Facility parking area will be an
12 aggregate of 48,471 on the ground level
13 (which includes 26,231 of leased area),
14 24,076 square feet on the second level
15 and 20,476 on the third level,
16 aggregating 89,423 square feet of parking
17 (subsections (A) (i), (ii) and (iii) are
18 hereinafter collectively referred to as
19 the "Sales Facility"); and (B)(i) the
20 acquisition of several parcels of land
21 (totaling approximately 1.0-acre),
22 located on Franklin Street and Old
23 Franklin Avenue in the Village of
24 Hempstead, Nassau County, New York (and
25 further identified as Section 34, Block

Proceedings

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2 191, Lots 23, 24, 315 and 316); (ii) the
3 renovation, rehabilitation and equipping
4 of an existing one-story approximately
5 4,448.50 square foot building together
6 with the construction and equipping of an
7 approximately 3,872.24 square foot
8 one-story addition to provide new service
9 bays pursuant to Honda's requirements,
10 renovations to the existing parts area
11 and the renovation of the existing
12 storage area, including new car wash
13 areas and detail bays of approximately
14 1,408 square feet and a new storage and
15 utility room of approximately 409 square
16 feet; and (iii) the renovation,
17 rehabilitation and equipping of an
18 existing approximately 23,057 square foot
19 service building, including, without
20 limitation, exterior renovations of the
21 existing facade pursuant to Honda's
22 specifications, repairing and refinishing
23 the existing concrete ramp on the parking
24 structure, and regrading the existing
25 parking area, repainting existing metal

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2 railings and relocating the existing fire
3 hydrant (parking figures as to the
4 Service Facility are as follows: Ground
5 level parking- 8 spaces, second level
6 parking- 71 spaces and third level
7 parking- 85 spaces, aggregating 164
8 spaces and the area for the Service
9 Facility parking is as follows: Ground
10 level- 7,256 square feet, second level-
11 22,320 square feet and third level-
12 22,320 square feet, aggregating 51,896
13 (subsections (B)(i),(ii) and (iii), are
14 hereinafter collectively referred to as
15 the "Service Facility"; and together with
16 the Sales Facility, the "Facility"), to
17 be leased by the Agency to the Company
18 and subleased by the Company to, and used
19 by Millennium Super Store, Ltd., a New
20 York business corporation on behalf of
21 itself and/or the principals of
22 Millennium Super Store Ltd. and/or an
23 entity formed or to be formed on behalf
24 of the foregoing (collectively, the
25 "Sublessee"), for use by the Sublessee in

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the operation of a Honda dealership offering sales of new and used automobiles and service of automobiles to its customers.

The Agency proposes to provide financial assistance to the Company and the Sublessee in connection with the Facility in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and an 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 the Facility. At the hearing, all persons will have the opportunity to review the application for financial

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2 assistance filed by the Company and the
3 Sublessee with the Agency and an analysis
4 of the costs and benefits of the proposed
5 Facility. Dated: May 6, 2010, Town of
6 Hempstead Industrial Development Agency,
7 by Frederick E. Parola, Executive
8 Director and Chief Executive Officer.

9 MR. HALL: I am here again to state
10 that the Village of Hempstead has too
11 many pilots, too many tax exempt
12 properties. We just cannot afford to
13 continue to have pilots in the Village,
14 so the Village is not in support of
15 anymore pilots.

16 (Continued on the next page.)
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MR. PAROLA: Thank you, Mr. Mayor for stopping in, and your comments will be duly noted in today's record.

Having had no further witnesses on this matter, I am observing that it is 10:40 a.m. There's been ample opportunity for anybody to be heard; therefore, I am closing the record of this hearing with respect to the Millennium application.

(Whereupon, the hearing concluded at 10:40 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.

PETER TOTH

-	A	connection [3] 3/19 8/8 8/10 consistent [1] 8/14 construction [1] 6/6 continue [1] 9/13 Continued [1] 9/16 corporation [2] 2/3 7/20 costs [1] 9/4 County [2] 4/10 5/24 Court [1] 1/21 curtain [1] 5/5 customers [1] 8/5
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1	1,408 [1] 6/14 1.0-acre [1] 5/21 1.33-acre [1] 4/7 10:15 [1] 1/13 10:15 a.m [1] 3/17 10:40 [2] 10/7 10/13 11 [2] 4/12 4/15 112 [2] 4/12 4/13 11550 [1] 2/5 164 [1] 7/7 165 [1] 5/7 179 [1] 4/11 18 [1] 1/13 18-A [1] 3/13 18th [2] 3/16 11/11 191 [1] 6/2	
2	2,288 [1] 4/23 20,476 [1] 5/15 2010 [4] 1/13 3/17 9/5 11/11 212 [2] 4/12 4/14 216 [2] 4/12 4/15 217 [2] 4/12 4/15 22,320 [2] 7/11 7/12 23 [1] 6/2 23,057 [1] 6/18 24 [1] 6/2 24,076 [1] 5/14 26,231 [1] 5/13 2nd [1] 3/18	
3	3,872.24 [1] 6/7 315 [1] 6/2 316 [1] 6/2 329 [1] 5/10 34 [2] 4/11 5/25 350 [3] 1/11 2/4 3/18	
4	4,448.50 [1] 6/5 4,760 [1] 4/21 409 [1] 6/15 48,471 [1] 5/12	
5	51,896 [1] 7/12	
7	7,256 [1] 7/10 7,867 [1] 4/17 71 [1] 7/6	
8	82 [2] 5/8 5/9 85 [1] 7/7 89,423 [1] 5/16	
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	cannot [1] 9/12 canopies [1] 5/2 car [1] 6/12 certify [1] 11/6 Chief [2] 1/17 9/8 closing [1] 10/9 collectively [4] 4/2 5/18 7/14 7/24 comments [2] 8/18 10/3 company [7] 3/22 4/2 7/17 7/18 8/7 8/21 9/2 comprised [1] 4/12 concerning [1] 3/6 concluded [1] 10/12 concrete [1] 6/23	
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	Dated [1] 9/5 day [1] 3/16 dealership [1] 8/2 detail [1] 6/13 DEVELOPMENT [4] 2/3 3/8 3/15 9/6 Director [1] 9/8 do [1] 11/6 dulv [1] 10/4	
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	either [1] 8/20 enter [1] 4/3 entity [2] 3/24 7/23 entry [1] 5/2 equipping [4] 4/16 6/3 6/6 6/17 Executive [3] 1/17 9/7 9/8 exempt [1] 9/11 exemptions [2] 8/9 8/12 existing [10] 4/17 6/4 6/10 6/11 6/18 6/21 6/23 6/24 6/25 7/2 exterior [2] 4/24 6/20	
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	facade [2] 4/25 6/21 Facility [11] 5/11 5/19 7/4 7/9 7/15 7/16 7/16 8/9 8/12 8/23 9/5 favor [1] 8/19 feet [10] 4/17 4/22 4/23 5/14 5/16 6/14 6/16 7/10 7/11 7/12 figures [1] 7/3 filed [1] 9/2 financial [3] 8/7 8/20 8/25 financing [1] 8/11 fire [1] 7/2 Floor [1] 3/18 following [1] 3/19 follows [2] 7/4 7/9 foot [3] 6/5 6/7 6/18 footage [1] 5/10 foregoing [3] 4/2 7/24 11/7 form [1] 8/9 formed [4] 3/25 3/25 7/23 7/23 Franklin [4] 4/8 4/8 5/22 5/23 Fred [1] 3/5 FREDERICK [2] 1/17 9/7 front [4] 1/11 2/4 3/18 4/25 further [3] 4/10 5/25 10/5	
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H	Notary [1] 11/5 noted [1] 10/4 notes [1] 11/9 NOTICE [2] 1/5 3/11	Shorthand [1] 11/4 showroom [1] 4/22 so [1] 9/14 spaces [8] 5/7 5/8 5/9 5/10 7/5 7/6 7/7 7/8 specifications [2] 5/4 6/22 square [14] state [4] 3/4 3/13 9/9 11/5 stated [1] 8/17 stenographic [1] 11/8 stopping [1] 10/3 storage [3] 4/19 6/12 6/14 Store [2] 7/19 7/22 story [3] 4/18 6/4 6/8 Street [5] 1/11 2/4 3/18 4/8 5/22 structure [3] 4/19 5/5 6/24 subleased [1] 7/18 Sublessee [5] 7/25 7/25 8/8 8/22 9/3 subsections [2] 5/17 7/13 subsequent [1] 8/11 Super [2] 7/19 7/22 support [1] 9/14
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land [2] 4/6 5/20 Law [2] 3/4 3/14 LDC [1] 2/4 leased [2] 5/13 7/17 level [12] liability [1] 3/22 limitation [2] 4/21 6/20 limited [1] 3/22 LLC [3] 3/6 3/21 3/24 local [2] 2/3 3/17 located [3] 4/7 4/20 5/22 location [1] 8/22 lots [4] 4/11 4/13 4/14 6/2 Ltd [2] 7/19 7/22		views [1] 8/19 Village [5] 4/9 5/23 9/10 9/13 9/14
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many [2] 9/11 9/11 matter [2] 1/6 10/6 matters [1] 3/20 May [4] 1/13 3/17 9/5 11/11 Mayor [2] 2/7 10/2 metal [1] 6/25 MILLENNIUM [7] 1/6 3/6 3/21 3/24 7/19 7/22 10/11 mortgage [1] 8/10 Mr [1] 10/2 Municipal [2] 3/4 3/14 mv [3] 3/5 11/8 11/11		wall [1] 5/5 wash [1] 6/12 WAYNE [1] 2/7 We [1] 9/12 WHEREOF [1] 11/10 Whereupon [1] 10/12 which [2] 4/4 5/13 will [8] 3/9 3/14 4/4 5/9 5/11 8/16 8/24 10/3 without [2] 4/20 6/19 WITNESS [1] 11/10 witnesses [1] 10/5 written [1] 8/18
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name [1] 3/5 Nassau [2] 4/9 5/24 nature [1] 8/22 new [16] next [1] 9/16 no [1] 10/5 North [1] 5/3 not [1] 9/14	sales [6] 4/22 5/11 5/19 7/16 8/3 8/13 second [4] 5/7 5/14 7/5 7/10 Section [2] 4/11 5/25 service [6] 6/8 6/19 7/4 7/8 7/15 8/4 set [1] 11/11 several [2] 4/6 5/20	York [10] 1/11 2/5 3/4 3/13 3/19 3/21 4/10 5/24 7/20 11/6 you [1] 10/2

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