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NOTICE OF PUBLIC HEARING
IN THE MATTER OF
GABRIELLI INWOOD, LLC,

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Teleconference

May 18, 2020
10:00 a.m.

B E F O R E:
MICHAEL LODATO, DEPUTY EXECUTIVE DIRECTOR

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11530
BY: MICHAEL LODATO,
Deputy Executive Director
FREDERICK PAROLA, CEO

ALSO PRESENT:

JOHN RYAN, ESQ.

JEFFREY CITRON, ESQ.

TERRANCE WALSH, ESQ.

WILLIAM WEIR, ESQ.

PAUL AVVENTO

STEVEN SEDEREAS

LEO MEYERS

HEARING OFFICER LODATO:

Good morning. We are observing it is 10:01. We are opening a Public Hearing for this project, Gabrielli Inwood, LLC, located at 31 Alameda Street, Inwood, New York.

I'm going to now read the Public Hearing Notice into the transcript.

Notice is hereby given due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended by Executive Order 202.14, issued on April 7, 2020, suspending the Open Meetings Law, and Executive Order 202.15 issued April 9, 2020 permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled

1
2 for May 18th, 2020, at 10:00 a.m.,
3 local time, being held by the Town
4 of Hempstead Industrial Development
5 Agency (the "Agency"), in accordance
6 with the provisions of Article 18-A
7 of the New York General Municipal
8 Law will be held electronically via
9 conference call instead of a public
10 hearing open for the public to
11 attend. Members of the public may
12 listen to the Public Hearing, and
13 comment on the Project (defined
14 below) and the benefits to be
15 granted by the Agency to the Company
16 (defined below) and the Sublessee
17 (defined below) during the Public
18 Hearing, by calling (877) 870-5858
19 and entering access code 495371.
20 Comments may also be submitted to
21 the Agency in writing or
22 electronically. Minutes of the
23 Public Hearing will be transcribed
24 and posted on the Agency's website,
25 all in connection with the following

1
2 matters:

3 The Agency previously assisted
4 in: (a) the acquisition of an
5 approximately 3.43 acre parcel of
6 land located at 31 Alameda Street,
7 Inwood, New York 11096 (the "Land"),
8 the renovation of an approximately
9 4,098 square foot building located
10 thereon (the "Original
11 Improvements"), and the acquisition
12 and installation therein of certain
13 equipment and personal property (the
14 "Original Facility Equipment"; and
15 together with the Land and the
16 Original Improvements, the "Original
17 Facility"), which Original Facility
18 was leased and subleased by the
19 Agency to Gabrielli Inwood, LLC, a
20 New York limited liability company
21 (the "Company"), pursuant to certain
22 Lease Agreement, dated as of
23 February 1, 2015 (the "Original
24 Lease Agreement"), by and between
25 the Agency and the Company, and

1
2 which Original Facility was
3 sub-leased by the Company to
4 Gabrielli Truck Sales, Ltd., a New
5 York business corporation (the
6 "Sublessee").

7 The Company and the Sublessee
8 have now requested the Agency's
9 assistance in: (a) the renovation of
10 the Original Facility and the
11 construction of an approximately
12 20,230 square foot addition thereto
13 (the "Improvements"), and the
14 acquisition and installation of
15 certain equipment and personal
16 property not part of the Equipment
17 (as herein defined) (the "Facility
18 Equipment"; and together with the
19 Improvements and the Original
20 Facility, the "Company Facility"),
21 which Company Facility will be
22 leased and subleased by the Agency
23 to the Company and further subleased
24 by the Company to the Sublessee; and
25 (b) the acquisition and installation

1
2 of certain equipment and personal
3 property (the "Equipment"; and
4 together with the Company Facility,
5 the "Facility"), which Equipment is
6 to be leased by the Agency to the
7 Sublessee and which Facility is to
8 be used by the Sublessee in the
9 design, manufacturing, fabrication
10 and distribution of vehicles for
11 municipalities (the "Project"). The
12 Company Facility will be initially
13 owned, operated and/or managed by
14 the Company. The Equipment will be
15 initially owned, operated and/or
16 managed by the Sublessee.

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

1
2 taxes, all consistent with the
3 policies of the Agency.

4 A representative of the Agency
5 will, at the above-stated time and
6 place, hear and accept written
7 comments from all persons with views
8 in favor of or opposed to either the
9 proposed financial assistance to the
10 Company and the Sublessee or the
11 location or nature of the Facility.
12 Prior to the hearing, all persons
13 will have the opportunity to review
14 on the Agency's website
15 www.tohida.org the application for
16 financial assistance filed by the
17 Company and the Sublessee with the
18 Agency and an analysis of the costs
19 and benefits of the proposed
20 Facility. Dated: May 6, 2020. Town
21 of Hempstead Industrial Development
22 Agency by Frederick E. Parola, Chief
23 Executive Officer.

24 HEARING OFFICER LODATO: If you
25 would like to speak, please state

1
2 your name, where you're from and
3 just speak clearly and distinctly.
4 And if you speak again, state your
5 name again to the stenographer.
6 Thank you.

7 Would anyone like to be heard?
8 We'll keep it open until someone
9 would like to speak.

10 (Whereupon, a recess was taken
11 to await any testimony.)

12 HEARING OFFICER LODATO: We're
13 going to give it another 10 minutes.
14 Again, if anyone would like to
15 speak, please state your name and
16 where you're from.

17 MR. WEIR: This Public Hearing
18 is the opportunity for the public to
19 say their support for or against the
20 project and any concerns they have
21 about the project or the benefits.
22 It's not -- No presentation by the
23 company is necessary. We've already
24 done that.

25 MR. CITRON: Thank you.

1
2 HEARING OFFICER LODATO: I'm
3 going to close the meeting. Thank
4 you everyone for attending. Since
5 no one else would like to be heard,
6 we are going to close this Gabrielli
7 Public Hearing for the Town of
8 Hempstead IDA sine die. Thank you
9 everyone thank you.

10 (Time noted: 10:15 a.m.)
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CERTIFICATION

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

THAT 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 22nd day of May, 2020.

Dolly Fevola

DOLLY FEVOLA

1	A	11:2 certify [2] - 11:4, 11:7 Chief [1] - 8:22 CITRON [2] - 2:10, 9:25 clearly [1] - 9:3 close [2] - 10:3, 10:6 code [1] - 4:19 comment [1] - 4:13 comments [1] - 8:7 Comments [1] - 4:20 company [2] - 5:20, 9:23 Company [15] - 4:15, 5:21, 5:25, 6:3, 6:7, 6:20, 6:21, 6:23, 6:24, 7:4, 7:12, 7:14, 7:19, 8:10, 8:17 concerns [1] - 9:20 conference [2] - 3:24, 4:9 connection [2] - 4:25, 7:21 consistent [1] - 8:2 construction [1] - 6:11 contemplates [1] - 7:17 Coronavirus [1] - 3:12 corporation [1] - 6:5 costs [1] - 8:18 Court [1] - 1:18 COVID-19 [1] - 3:12 Cuomo's [1] - 3:15	during [1] - 4:17	Governor [1] - 3:15 granted [1] - 4:15
1 [1] - 5:23 10 [1] - 9:13 10:00 [2] - 1:11, 4:2 10:01 [1] - 3:4 10:15 [1] - 10:10 11096 [1] - 5:7 11530 [1] - 2:5 12 [1] - 3:17 18 [1] - 1:11 18-A [1] - 4:6 18th [1] - 4:2	a.m [3] - 1:11, 4:2, 10:10 abatement [1] - 7:25 above-stated [1] - 8:5 accept [1] - 8:6 access [1] - 4:19 accordance [1] - 4:5 acquisition [4] - 5:4, 5:11, 6:14, 6:25 acre [1] - 5:5 action [1] - 11:9 addition [1] - 6:12 AGENCY [1] - 2:4 Agency [14] - 4:5, 4:15, 4:21, 5:3, 5:19, 5:25, 6:22, 7:6, 7:17, 8:3, 8:4, 8:18, 8:22 Agency's [3] - 4:24, 6:8, 8:14 Agreement [2] - 5:22, 5:24 Alameda [2] - 3:7, 5:6 ALSO [1] - 2:8 amended [1] - 3:17 analysis [1] - 8:18 application [1] - 8:15 April [2] - 3:19, 3:21 Article [1] - 4:6 assistance [4] - 6:9, 7:18, 8:9, 8:16 assisted [1] - 5:3 attend [1] - 4:11 attending [1] - 10:4 AVVENTO [1] - 2:13 await [1] - 9:11		E	H
2			either [2] - 8:8, 11:8 electronically [2] - 4:8, 4:22 Emergency [1] - 3:13 entering [1] - 4:19 equipment [3] - 5:13, 6:15, 7:2 Equipment [6] - 5:14, 6:16, 6:18, 7:3, 7:5, 7:14 ESQ [4] - 2:9, 2:10, 2:11, 2:12 EXECUTIVE [1] - 1:14 Executive [5] - 2:6, 3:16, 3:18, 3:20, 8:23 exemptions [2] - 7:20, 7:24	hand [1] - 11:13 hear [1] - 8:6 heard [2] - 9:7, 10:5 hearing [2] - 4:10, 8:12 HEARING [5] - 1:4, 3:2, 8:24, 9:12, 10:2 Hearing [8] - 3:5, 3:9, 3:25, 4:12, 4:18, 4:23, 9:17, 10:7 hearings [1] - 3:23 held [2] - 4:3, 4:8 HEMPSTEAD [1] - 2:3 Hempstead [4] - 2:5, 4:4, 8:21, 10:8 hereby [2] - 3:11, 11:4 herein [1] - 6:17 hereunto [1] - 11:12 hold [1] - 3:22
20,230 [1] - 6:12 2015 [1] - 5:23 202.1 [1] - 3:16 202.14 [1] - 3:18 202.15 [1] - 3:21 2020 [7] - 1:11, 3:17, 3:19, 3:21, 4:2, 8:20, 11:13 22nd [1] - 11:13			F	I
3			fabrication [1] - 7:9 Facility [16] - 5:14, 5:17, 6:2, 6:10, 6:17, 6:20, 6:21, 7:4, 7:5, 7:7, 7:12, 7:23, 8:11, 8:20 favor [1] - 8:8 February [1] - 5:23 Federal [1] - 3:13 FEVOLA [2] - 11:3, 11:17 Fevola [1] - 1:18 filed [1] - 8:16 financial [3] - 7:18, 8:9, 8:16 financing [1] - 7:22 following [1] - 4:25 foot [2] - 5:9, 6:12 form [1] - 7:20 Frederick [1] - 8:22 FREDERICK [1] - 2:6 Front [1] - 2:4	IDA [1] - 10:8 Improvements [4] - 5:11, 5:16, 6:13, 6:19 IN [2] - 1:5, 11:12 Industrial [2] - 4:4, 8:21 INDUSTRIAL [1] - 2:4 installation [3] - 5:12, 6:14, 6:25 instead [1] - 4:9 interested [1] - 11:10 Inwood [4] - 3:6, 3:7, 5:7, 5:19 INWOOD [1] - 1:6 issued [3] - 3:16, 3:18, 3:21
3.43 [1] - 5:5 31 [2] - 3:6, 5:6 350 [1] - 2:4			G	J
4	B		Gabrielli [4] - 3:6, 5:19, 6:4, 10:6 GABRIELLI [1] - 1:6 gatherings [1] - 3:14 General [1] - 4:7 given [1] - 3:11 governments [1] - 3:22	JEFFREY [1] - 2:10 JOHN [1] - 2:9
4,098 [1] - 5:9 495371 [1] - 4:19		D		K
6		dated [1] - 5:22 Dated [1] - 8:20 defined [4] - 4:13, 4:16, 4:17, 6:17 DEPUTY [1] - 1:14 Deputy [1] - 2:6 design [1] - 7:9 Development [2] - 4:4, 8:21 DEVELOPMENT [1] - 2:4 device [1] - 3:25 die [1] - 10:8 DIRECTOR [1] - 1:14 Director [1] - 2:6 distinctly [1] - 9:3 distribution [1] - 7:10 Dolly [1] - 1:18 DOLLY [2] - 11:3, 11:17 done [1] - 9:24 due [1] - 3:11		keep [1] - 9:8
6 [1] - 8:20	C			
7				
7 [1] - 3:19	CEO [1] - 2:6 certain [4] - 5:12, 5:21, 6:15, 7:2 CERTIFICATION [1] -			
8				
870-5858 [1] - 4:18 877 [1] - 4:18				
9				
9 [1] - 3:21				

<p style="text-align: center;">L</p> <p>land [1] - 5:6 Land [2] - 5:7, 5:15 large [1] - 3:14 Law [2] - 3:20, 4:8 Lease [2] - 5:22, 5:24 leased [4] - 5:18, 6:3, 6:22, 7:6 LEO [1] - 2:15 liability [1] - 5:20 limited [1] - 5:20 listen [1] - 4:12 LLC [3] - 1:6, 3:6, 5:19 local [2] - 3:22, 4:3 located [3] - 3:6, 5:6, 5:9 location [1] - 8:11 LODATO [6] - 1:14, 2:5, 3:2, 8:24, 9:12, 10:2 Ltd [1] - 6:4</p>	<p>5:7, 5:20, 6:4, 11:4 Notary [1] - 11:3 noted [1] - 10:10 notes [1] - 11:6 NOTICE [1] - 1:4 Notice [2] - 3:9, 3:11 Novel [1] - 3:12</p>	<p>8:19 provide [1] - 7:18 provisions [1] - 4:6 PUBLIC [1] - 1:4 Public [9] - 3:5, 3:9, 3:25, 4:12, 4:17, 4:23, 9:17, 10:7, 11:3 public [5] - 3:23, 4:9, 4:10, 4:11, 9:18 pursuant [2] - 3:15, 5:21</p>	<p>8:17 Sublessee) [1] - 6:6 submitted [1] - 4:20 subsequent [1] - 7:22 support [1] - 9:19 suspending [1] - 3:19</p>
<p style="text-align: center;">M</p> <p>managed [2] - 7:13, 7:16 manufacturing [1] - 7:9 March [1] - 3:17 marriage [1] - 11:8 MATTER [1] - 1:5 matter [1] - 11:11 matters [1] - 5:2 meeting [1] - 10:3 meetings [1] - 3:14 Meetings [1] - 3:20 Members [1] - 4:11 MEYERS [1] - 2:15 MICHAEL [2] - 1:14, 2:5 minutes [1] - 9:13 Minutes [1] - 4:22 morning [1] - 3:3 mortgage [1] - 7:20 MR [2] - 9:17, 9:25 Municipal [1] - 4:7 municipalities [1] - 7:11</p>	<p style="text-align: center;">O</p> <p>observing [1] - 3:3 OF [3] - 1:4, 1:5, 2:3 Officer [1] - 8:23 OFFICER [4] - 3:2, 8:24, 9:12, 10:2 one [1] - 10:5 open [2] - 4:10, 9:8 Open [1] - 3:19 opening [1] - 3:4 operated [2] - 7:13, 7:15 opportunity [2] - 8:13, 9:18 opposed [1] - 8:8 Order [3] - 3:16, 3:18, 3:20 Original [9] - 5:10, 5:14, 5:16, 5:17, 5:23, 6:2, 6:10, 6:19 outcome [1] - 11:11 owned [2] - 7:13, 7:15</p>	<p style="text-align: center;">R</p> <p>read [1] - 3:8 real [1] - 7:25 recess [1] - 9:10 record [1] - 11:5 recording [1] - 7:21 refinancing [1] - 7:23 related [1] - 11:7 renovation [2] - 5:8, 6:9 Reporter [1] - 1:18 representative [1] - 8:4 requested [1] - 6:8 review [1] - 8:13 RYAN [1] - 2:9</p>	<p style="text-align: center;">T</p> <p>taxes [3] - 7:21, 7:24, 8:2 Teleconference [1] - 1:9 telephone [1] - 3:23 TERRANCE [1] - 2:11 testimony [1] - 9:11 THAT [2] - 11:5, 11:10 THE [1] - 1:5 therein [1] - 5:12 thereon [1] - 5:10 thereto [1] - 6:12 together [3] - 5:15, 6:18, 7:4 TOWN [1] - 2:3 Town [3] - 4:3, 8:20, 10:7 transcribed [1] - 4:23 transcript [2] - 3:10, 11:5 Truck [1] - 6:4 true [1] - 11:5</p>
<p style="text-align: center;">N</p> <p>name [3] - 9:2, 9:5, 9:15 nature [1] - 8:11 necessary [1] - 9:23 New [7] - 2:5, 3:7, 4:7,</p>	<p style="text-align: center;">P</p> <p>parcel [1] - 5:5 PAROLA [1] - 2:6 Parola [1] - 8:22 part [1] - 6:16 parties [1] - 11:8 PAUL [1] - 2:13 permitting [1] - 3:22 personal [3] - 5:13, 6:15, 7:2 persons [2] - 8:7, 8:12 place [1] - 8:6 policies [1] - 8:3 posted [1] - 4:24 PRESENT [1] - 2:8 presentation [1] - 9:22 previously [1] - 5:3 project [3] - 3:5, 9:20, 9:21 Project [1] - 4:13 Project") [1] - 7:11 property [4] - 5:13, 6:16, 7:3, 7:25 proposed [2] - 8:9,</p>	<p style="text-align: center;">S</p> <p>Sales [1] - 6:4 sales [1] - 7:24 scheduled [1] - 3:25 SEDEREAS [1] - 2:14 set [1] - 11:13 similar [1] - 3:24 sine [1] - 10:8 someone [1] - 9:8 square [2] - 5:9, 6:12 State [2] - 3:13, 11:4 state [3] - 8:25, 9:4, 9:15 stenographer [1] - 9:5 stenographic [1] - 11:6 STEVEN [1] - 2:14 Street [3] - 2:4, 3:7, 5:6 sub [1] - 6:3 sub-leased [1] - 6:3 subleased [3] - 5:18, 6:22, 6:23 Sublessee [9] - 4:16, 6:7, 6:24, 7:7, 7:8, 7:16, 7:19, 8:10,</p>	<p style="text-align: center;">V</p> <p>vehicles [1] - 7:10 via [1] - 4:8 video [1] - 3:24 views [1] - 8:7</p> <p style="text-align: center;">W</p> <p>WALSH [1] - 2:11 website [2] - 4:24, 8:14 WEIR [2] - 2:12, 9:17 WHEREOF [1] - 11:12 WILLIAM [1] - 2:12 WITNESS [1] - 11:12 writing [1] - 4:21 written [1] - 8:6 www.tohida.org [1] - 8:15</p>
<p style="text-align: center;">N</p> <p>name [3] - 9:2, 9:5, 9:15 nature [1] - 8:11 necessary [1] - 9:23 New [7] - 2:5, 3:7, 4:7,</p>			<p style="text-align: center;">Y</p> <p>York [7] - 2:5, 3:7, 4:7, 5:7, 5:20, 6:5, 11:4</p>