

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

IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: HEMPSTEAD 209, LLC

-----X

Teleconference

June 15, 2021  
9:30 a.m.

B E F O R E:  
MICHAEL LODATO, Deputy Executive Director

Dolly Fevola,  
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

ALSO PRESENT

Frederick Parola, CEO  
Adam Mann

1  
2 MR. LODATO: Good morning. My  
3 name is Michael Lodato. I'm the  
4 Deputy Executive Director of the  
5 Town of Hempstead Industrial  
6 Development Agency.

7 I'm observing that it is 9:31  
8 on June 15, 2021. I will note that  
9 Frederick Parola of the Town of  
10 Hempstead IDA is also here with me.

11 I will now start the public  
12 hearing for the Hempstead 209  
13 facility. I will now read the  
14 hearing into the record.

15 Notice is hereby given that due  
16 to the Novel Coronavirus (COVID-19)  
17 Emergency State and Federal bans on  
18 large meetings or gatherings and  
19 pursuant to Governor Cuomo's Order  
20 202.1 issued on March 12, 2020 as  
21 amended to date, permitting local  
22 governments to hold public hearings  
23 by telephone and video conference  
24 and/or similar device, the Public  
25 Hearing scheduled for June 15, 2021,

1  
2 at 9:30 a.m., local time, being held  
3 by the Town of Hempstead Industrial  
4 Development Agency (the "Agency"),  
5 in accordance with the provisions of  
6 Article 18-A of the New York General  
7 Municipal Law will be held  
8 electronically via conference call  
9 instead of a public hearing open for  
10 the public to attend. Please note  
11 the special hearing logistics and  
12 instructions included at the end of  
13 the Notice.

14 The Agency previously assisted  
15 Hempstead 209, LLC, a limited  
16 liability company, organized and  
17 existing under the laws of the State  
18 of New York, (the "Company"), with  
19 the acquisition of five (5) parcels  
20 of land (described as Section 34,  
21 Block 300, Lots 147, 148, 149, 150  
22 and 151) located at 209-229 Front  
23 Street, Village of Hempstead, New  
24 York (the "Land"), the demolition of  
25 existing structures located on four

1  
2 of the parcels to be developed into  
3 parking spaces and the expansion,  
4 renovation, construction, equipping  
5 and furnishing of an approximately  
6 2,000 square foot addition to an  
7 existing approximately 9,250 square  
8 foot building located thereon (the  
9 "Equipment") and the "Improvements";  
10 and together with the Land, the  
11 "Facility"), all to be leased by the  
12 Agency to the Company for further  
13 lease by the Company to various  
14 tenants including, but not limited  
15 to Family Dollar (collectively, the  
16 "Sublessees") for use as a  
17 commercial multi-tenant building.  
18 The Facility was initially owned,  
19 operated and/or managed by the  
20 Company.

21 The Company now intends to sell  
22 a fifty percent tenant-in-common  
23 interest in the Land and  
24 Improvements to Front Street  
25 Hempstead NY, LLC and/or the

1 principals of Front St Hempstead NY,  
2 LLC and/or an entity formed or to be  
3 formed on behalf of any of the  
4 foregoing (the "Purchaser") and has  
5 requested the Agency's consent to  
6 the assignment by the Company of 50  
7 percent of its leasehold interest  
8 and certain other agreements in  
9 connection with the Land and  
10 Improvements (the "Partial  
11 Assignment"). The Facility will  
12 thereafter be owned, operated and/or  
13 managed by the Company and the  
14 Purchaser, each as 50 percent  
15 tenants-in-common.  
16

17 The Agency contemplates that it  
18 will continue to provide financial  
19 assistance to the Company and the  
20 Purchaser in the form of exemption  
21 of real property taxes all  
22 consistent with the policies of the  
23 Agency.

24 A representative of the Agency  
25 will, at the above-stated time and

1 place, hear and accept written  
2 comments from all persons with views  
3 in favor of or opposed to either the  
4 proposed Partial Assignment and  
5 financial assistance to the Company  
6 and the Purchaser or the location or  
7 nature of the Facility. Prior to  
8 the hearing, all persons will have  
9 the opportunity to review on the  
10 Agency's website  
11 (<http://tohida.org/projects>), the  
12 application for the Partial  
13 Assignment and the financial  
14 assistance filed by the Company and  
15 the Purchaser with the Agency.

16  
17 Members of the public may  
18 listen to the Public Hearing, and  
19 comment on the Partial Assignment  
20 and the benefits to be continued by  
21 the Agency to the Company and the  
22 Purchaser during the Public Hearing,  
23 by calling (669) 224-3412 and  
24 entering access code 745-260-053.  
25 Comments may also be submitted to

1  
2 the Agency in writing or  
3 electronically. Minutes of the  
4 Public Hearing will be transcribed  
5 and posted on the Agency's website.

6 MR. MANN: Hello, it's Adam  
7 Mann. I'm here. I did not want to  
8 interrupt.

9 MR. LODATO: Okay. So there  
10 are three of us here. If anyone  
11 would like to speak that's on the  
12 call, you can. We'll keep the  
13 record open for about 25 to 30  
14 minutes.

15 (Whereupon, all await anyone  
16 wishing to participate in the  
17 hearing.)

18 MR. LODATO: Aside from the  
19 stenographer, the applicant and  
20 myself, is there anyone else on the  
21 call?

22 (No response.)

23 MR. LODATO: Okay. We'll hold  
24 it open.

25 (Whereupon, all await anyone

1  
2 wishing to participate in the  
3 Hearing.)

4 MR. LODATO: It's 9:48. We'll  
5 keep the meeting open till about  
6 9:55 and see if anyone joins and  
7 would like to speak or be heard.

8 (Record is left open for any  
9 participants.)

10 MR. LODATO: Okay. It is 9:55  
11 and we've been on this call for  
12 around 25 minutes or so. I would  
13 like to thank everyone for attending  
14 and if no one else would like to be  
15 heard, we are closing the meeting  
16 now at 9:55 a.m. sin die. Thank  
17 you.

18 (Time noted: 9:55 a.m.)  
19  
20  
21  
22  
23  
24  
25

CERTIFICATION

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

THAT the witness whose testimony is herein  
before set forth, was duly sworn by me; and

THAT the within transcript is a true record  
of the testimony given by said witness.

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 21st day of June, 2021.

*Dolly Fevola*

-----  
DOLLY FEVOLA

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



<p><b>listen</b> [1] - 7:18  <b>LLC</b> [4] - 1:6, 4:15, 5:25, 6:3  <b>local</b> [2] - 3:21, 4:2  <b>located</b> [3] - 4:22, 4:25, 5:8  <b>location</b> [1] - 7:7  <b>LODATO</b> [7] - 1:15, 3:2, 8:9, 8:18, 8:23, 9:4, 9:10  <b>Loadato</b> [1] - 3:3  <b>logistics</b> [1] - 4:11</p>	<p><b>open</b> [5] - 4:9, 8:13, 8:24, 9:5, 9:8  <b>operated</b> [2] - 5:19, 6:13  <b>opportunity</b> [1] - 7:10  <b>opposed</b> [1] - 7:4  <b>Order</b> [1] - 3:19  <b>organized</b> [1] - 4:16  <b>outcome</b> [1] - 10:13  <b>owned</b> [2] - 5:18, 6:13</p>	<p>6:24  <b>requested</b> [1] - 6:6  <b>response</b> [1] - 8:22  <b>review</b> [1] - 7:10</p>	<p><b>U</b></p>
<p><b>M</b></p>	<p><b>P</b></p>	<p><b>S</b></p>	<p><b>under</b> [1] - 4:17</p>
<p><b>managed</b> [2] - 5:19, 6:14  <b>Mann</b> [2] - 2:8, 8:7  <b>MANN</b> [1] - 8:6  <b>March</b> [1] - 3:20  <b>marriage</b> [1] - 10:10  <b>MATTER</b> [1] - 1:4  <b>matter</b> [1] - 10:13  <b>meeting</b> [2] - 9:5, 9:15  <b>meetings</b> [1] - 3:18  <b>Members</b> [1] - 7:17  <b>MICHAEL</b> [1] - 1:15  <b>Michael</b> [1] - 3:3  <b>Minutes</b> [1] - 8:3  <b>minutes</b> [2] - 8:14, 9:12  <b>morning</b> [1] - 3:2  <b>MR</b> [7] - 3:2, 8:6, 8:9, 8:18, 8:23, 9:4, 9:10  <b>multi</b> [1] - 5:17  <b>multi-tenant</b> [1] - 5:17  <b>Municipal</b> [1] - 4:7</p>	<p><b>parcels</b> [2] - 4:19, 5:2  <b>parking</b> [1] - 5:3  <b>Parola</b> [2] - 2:7, 3:9  <b>Partial</b> [4] - 6:11, 7:5, 7:13, 7:19  <b>participants</b> [1] - 9:9  <b>participate</b> [2] - 8:16, 9:2  <b>parties</b> [1] - 10:10  <b>percent</b> [3] - 5:22, 6:8, 6:15  <b>permitting</b> [1] - 3:21  <b>persons</b> [2] - 7:3, 7:9  <b>place</b> [1] - 7:2  <b>policies</b> [1] - 6:22  <b>posted</b> [1] - 8:5  <b>PRESENT</b> [1] - 2:6  <b>previously</b> [1] - 4:14  <b>principals</b> [1] - 6:2  <b>property</b> [1] - 6:21  <b>proposed</b> [1] - 7:5  <b>provide</b> [1] - 6:18  <b>provisions</b> [1] - 4:5  <b>PUBLIC</b> [1] - 1:5  <b>Public</b> [5] - 3:24, 7:18, 7:22, 8:4, 10:3  <b>public</b> [5] - 3:11, 3:22, 4:9, 4:10, 7:17  <b>Purchaser</b> [6] - 6:5, 6:15, 6:20, 7:7, 7:16, 7:22  <b>pursuant</b> [1] - 3:19</p>	<p><b>scheduled</b> [1] - 3:25  <b>Section</b> [1] - 4:20  <b>see</b> [1] - 9:6  <b>sell</b> [1] - 5:21  <b>set</b> [2] - 10:6, 10:15  <b>similar</b> [1] - 3:24  <b>sin</b> [1] - 9:16  <b>spaces</b> [1] - 5:3  <b>special</b> [1] - 4:11  <b>square</b> [2] - 5:6, 5:7  <b>St</b> [1] - 6:2  <b>start</b> [1] - 3:11  <b>State</b> [3] - 3:17, 4:17, 10:4  <b>stenographer</b> [1] - 8:19  <b>Street</b> [3] - 2:4, 4:23, 5:24  <b>structures</b> [1] - 4:25  <b>Sublessees</b> [1] - 5:16  <b>submitted</b> [1] - 7:25  <b>sworn</b> [1] - 10:6</p>	<p><b>V</b></p> <p><b>various</b> [1] - 5:13  <b>via</b> [1] - 4:8  <b>video</b> [1] - 3:23  <b>views</b> [1] - 7:3  <b>Village</b> [1] - 4:23</p>
<p><b>N</b></p>	<p><b>R</b></p>	<p><b>T</b></p>	<p><b>W</b></p> <p><b>website</b> [2] - 7:11, 8:5  <b>WHEREOF</b> [1] - 10:14  <b>wishing</b> [2] - 8:16, 9:2  <b>WITNESS</b> [1] - 10:14  <b>witness</b> [2] - 10:5, 10:8  <b>writing</b> [1] - 8:2  <b>written</b> [1] - 7:2</p>
<p><b>name</b> [1] - 3:3  <b>nature</b> [1] - 7:8  <b>New</b> [5] - 2:5, 4:6, 4:18, 4:23, 10:4  <b>Notary</b> [1] - 10:3  <b>note</b> [2] - 3:8, 4:10  <b>noted</b> [1] - 9:18  <b>Notice</b> [2] - 3:15, 4:13  <b>NOTICE</b> [1] - 1:5  <b>Novel</b> [1] - 3:16  <b>NY</b> [2] - 5:25, 6:2</p>	<p><b>RE</b> [1] - 1:6  <b>read</b> [1] - 3:13  <b>real</b> [1] - 6:21  <b>Record</b> [1] - 9:8  <b>record</b> [3] - 3:14, 8:13, 10:7  <b>related</b> [1] - 10:9  <b>renovation</b> [1] - 5:4  <b>Reporter</b> [1] - 1:19  <b>representative</b> [1] -</p>	<p><b>taxes</b> [1] - 6:21  <b>Teleconference</b> [1] - 1:10  <b>telephone</b> [1] - 3:23  <b>tenant</b> [2] - 5:17, 5:22  <b>tenant-in-common</b> [1] - 5:22  <b>tenants</b> [2] - 5:14, 6:16  <b>tenants-in-common</b> [1] - 6:16  <b>testimony</b> [2] - 10:5, 10:8  <b>THAT</b> [3] - 10:5, 10:7, 10:12  <b>THE</b> [1] - 1:4  <b>thereafter</b> [1] - 6:13  <b>thereon</b> [1] - 5:8  <b>three</b> [1] - 8:10  <b>together</b> [1] - 5:10  <b>TOWN</b> [1] - 2:3  <b>Town</b> [3] - 3:5, 3:9, 4:3  <b>transcribed</b> [1] - 8:4  <b>transcript</b> [1] - 10:7  <b>true</b> [1] - 10:7</p>	<p><b>Y</b></p>
<p><b>O</b></p> <p><b>observing</b> [1] - 3:7  <b>OF</b> [3] - 1:4, 1:5, 2:3  <b>one</b> [1] - 9:14</p>	<p><b>York</b> [5] - 2:5, 4:6, 4:18, 4:24, 10:4</p>		