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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: CASTLE LANTERRA ACQUISITIONS, LLC
130 HEMPSTEAD AVENUE

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350 Front Street
Hempstead, New York

September 13, 2021
10:00 a.m.

B E F O R E:
MICHAEL LODATO, Hearing Officer

Dolly Fevola,
Court Stenographer

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

TOW OF OYSTER BAY
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY: FREDERICK E. PAROLA, CFO

ALSO PRESENT:

JESSIE HINEY, Farrell Fritz, Esqs.

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2 HEARING OFFICER LODATO: Good
3 morning. My name is Michael Lodato.
4 I'm the Deputy Executive Director
5 for the Town of Hempstead IDA. I'm
6 accompanied by Fred E. Parola, the
7 CEO.

8 We're going to open a Public
9 Hearing. We're viewing that it's
10 10:00 a.m. on Monday, September 13th
11 for Castle Lanterra for an
12 assignment and assumption of 130
13 Hempstead Avenue which is currently
14 within a PILOT.

15 I will now read the Notice of
16 Public Hearing into the record.

17 Notice is hereby given that a
18 public hearing pursuant to Title I
19 of Article 18-A of the New York
20 General Municipal Law will be held
21 by the Town of Hempstead Industrial
22 Development Agency (the "Agency"),
23 on the 13th day of September, 2021,
24 at 10:00 a.m., local time, at 350
25 Front Street, 2nd Floor, Hempstead

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2 New York, in connection with the
3 following matters:

4 The Agency has previously
5 assisted in (i) the acquisition of
6 an approximately 2.717 acre parcel
7 of land located at 130 Hempstead
8 Avenue, West Hempstead, Nassau
9 County, (further identified s
10 Section 35, Block 386, Lot 209) (the
11 "Land"), (ii) the demolition of an
12 existing building located thereon,
13 the construction and equipping of an
14 approximately 192,000 square foot
15 four-story multi-family apartment
16 building containing approximately
17 150 units (iv) the construction and
18 installation of the Improvements and
19 Equipment (including but not limited
20 to a 2-level below-grade parking
21 area, located on the Land,
22 landscaped courtyards, an on-site
23 clubhouse with a fitness center,
24 resident lounge, swimming pool with
25 sun deck and wireless internet

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2 access (collectively, the
3 "Facility"), leased by the Agency to
4 West Hempstead Station LLC, a
5 Delaware limited liability Company
6 ("Original Company") and used by
7 Original Company to provide
8 market-rate rental apartments (the
9 "Project"); pursuant to a Lease
10 Agreement, dated as of February 1,
11 2011 (the "Original Lease
12 Agreement"), by and between the
13 Agency, as lessor, and the Original
14 Company, as lessee.

15 The Agency previously consented
16 to a request by 130 Hempstead Avenue
17 Apartments Investors, LLC ("130
18 Hempstead Avenue Apartments") to the
19 assignment by the Original Company
20 of all of its rights, title,
21 interest and obligations under the
22 Original Lease Agreement and certain
23 other agreements in connection with
24 the Facility to 130 Hempstead Avenue
25 Apartments, and the assumption by

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2 130 Hempstead Avenue Apartments of
3 all such rights, title, interest and
4 obligations of the Original Company
5 and the release of the Original
6 Company from any further liability
7 with respect to the Facility under
8 the Original Lease Agreement subject
9 to certain requirements of the
10 Agency.

11 Castle Lanterra Acquisitions
12 LLC, a Delaware limited partnership,
13 on behalf of itself and/or the
14 principals of Castle Lanterra
15 Acquisitions LLC and/or an entity
16 formed or to be formed on behalf of
17 the foregoing and investors procured
18 by the foregoing (collectively, the
19 "New Company"), has now requested
20 the Agency's consent to the
21 assignment by 130 Hempstead Avenue
22 Apartments of all it's rights,
23 title, interest and obligations
24 under the Original Lease Agreement,
25 as amended and assigned, and certain

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2 other agreements in connection with
3 the Facility to the New Company, and
4 the assumption by the New Company of
5 all such rights, title, interest and
6 obligations of 130 Hempstead Avenue
7 Apartments, and the release of 130
8 Hempstead Avenue Apartments from any
9 further liability with respect to
10 the Facility under the Original
11 Lease Agreement, as amended and
12 assigned, subject to certain
13 requirements of the Agency. Upon
14 such assignment, the Facility will
15 be initially owned, operated and/or
16 managed by the New Company.

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

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2 Original Lease Agreement, as amended
3 and assigned, and as assigned by 130
4 Hempstead Avenue Apartments to the
5 New Company in accordance with an
6 assignment and assumption agreement,
7 an assignment of lease, and a second
8 amended and restated lease
9 agreement, all consistent with the
10 uniform tax exemption policies
11 ("UTEP") of the 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 New Company or the location or
19 nature of the Facility. At the
20 hearing, all persons will have the
21 opportunity to review the
22 application for financial assistance
23 filed by the New Company with the
24 Agency and an analysis of the costs
25 and benefits of the proposed

1 Facility. Dated: September 2,
2 2021. Town of Hempstead Industrial
3 Development Agency by Frederick E.
4 Parol, Chief Executive Officer.
5

6 The only person in attendance
7 currently is attorney Jessie Hiney
8 who is here on behalf of the
9 applicant making an application.

10 If anyone would like to speak,
11 please get up and state your name
12 and where you're from and the
13 stenographer will capture your
14 comments.

15 We'll go off the record.

16 (At this time, a brief recess
17 was taken.)

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19 (Continued on next page.)
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25 HEARING OFFICER LODATO: We're

1 130 Hempstead Avenue

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2 observing that it's 10:25 a.m.,
3 September 13th. If no one else
4 would like to speak on Castle
5 Lanterra, 130 Hempstead Avenue,
6 we'll now be closing this meeting
7 sine die. Thank you all.

8 (Time noted: 10:25 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 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 13th day of September,
2021.



DOLLY FEVOLA

<p style="text-align: center;">1</p> <p>1 [1] - 5:10 10:00 [3] - 1:12, 3:10, 3:24 10:25 [2] - 10:2, 10:8 11550 [1] - 2:5 13 [1] - 1:12 130 [12] - 1:6, 3:12, 4:7, 5:16, 5:17, 5:24, 6:2, 6:21, 7:6, 7:7, 8:3, 10:5 13th [4] - 3:10, 3:23, 10:3, 11:13 150 [1] - 4:17 18-A [1] - 3:19 192,000 [1] - 4:14</p>	<p>6:10, 7:13, 7:17, 8:11, 8:12, 8:24, 9:4 Agency's [1] - 6:20 Agreement [7] - 5:10, 5:12, 5:22, 6:8, 6:24, 7:11, 8:2 agreement [2] - 8:6, 8:9 agreements [2] - 5:23, 7:2 ALSO [1] - 2:7 amended [4] - 6:25, 7:11, 8:2, 8:8 analysis [1] - 8:24 apartment [1] - 4:15 Apartments [8] - 5:17, 5:18, 5:25, 6:2, 6:22, 7:7, 7:8, 8:4 apartments [1] - 5:8 applicant [1] - 9:9 application [2] - 8:22, 9:9 area [1] - 4:21 Article [1] - 3:19 assigned [4] - 6:25, 7:12, 8:3 assignment [6] - 3:12, 5:19, 6:21, 7:14, 8:6, 8:7 assistance [3] - 7:18, 8:17, 8:22 assisted [1] - 4:5 assumption [4] - 3:12, 5:25, 7:4, 8:6 attendance [1] - 9:6 attorney [1] - 9:7 Avenue [1] - 3:13, 4:8, 5:16, 5:18, 5:24, 6:2, 6:21, 7:6, 7:8, 8:4, 10:5 AVENUE [1] - 1:6</p>	<p style="text-align: center;">C</p> <p>capture [1] - 9:13 Castle [4] - 3:11, 6:11, 6:14, 10:4 CASTLE [1] - 1:5 center [1] - 4:23 CEO [2] - 2:5, 3:7 certain [4] - 5:22, 6:9, 6:25, 7:12 CERTIFICATION [1] - 11:2 certify [2] - 11:4, 11:7 Chief [1] - 9:5 closing [1] - 10:6 clubhouse [1] - 4:23 collectively [2] - 5:2, 6:18 comments [2] - 8:15, 9:14 Company [15] - 5:5, 5:6, 5:7, 5:14, 5:19, 6:4, 6:6, 6:19, 7:3, 7:4, 7:16, 7:19, 8:5, 8:18, 8:23 connection [4] - 4:2, 5:23, 7:2, 7:21 consent [1] - 6:20 consented [1] - 5:15 consistent [1] - 8:9 construction [2] - 4:13, 4:17 containing [1] - 4:16 contemplates [1] - 7:17 Continued [1] - 9:19 continued [1] - 7:24 costs [1] - 8:24 County [1] - 4:9 Court [1] - 1:20 courtyards [1] - 4:22</p>	<p>11:18 Dolly [1] - 1:20</p> <p style="text-align: center;">E</p> <p>either [2] - 8:16, 11:8 entity [1] - 6:15 Equipment [1] - 4:19 equipping [1] - 4:13 Esqs [1] - 2:8 Executive [2] - 3:4, 9:5 exemption [1] - 8:10 exemptions [1] - 7:20 existing [1] - 4:12</p> <p style="text-align: center;">F</p> <p>Facility [9] - 5:3, 5:24, 6:7, 7:3, 7:10, 7:14, 7:23, 8:19, 9:2 family [1] - 4:15 Farrell [1] - 2:8 favor [1] - 8:16 February [1] - 5:10 FEVOLA [2] - 11:3, 11:18 Fevola [1] - 1:20 filed [1] - 8:23 financial [3] - 7:18, 8:17, 8:22 financing [1] - 7:22 fitness [1] - 4:23 Floor [1] - 3:25 following [1] - 4:3 foot [1] - 4:14 foregoing [2] - 6:17, 6:18 form [1] - 7:19 formed [2] - 6:16 four [1] - 4:15 four-story [1] - 4:15 Fred [1] - 3:6 Frederick [1] - 9:4 FREDERICK [1] - 2:5 Fritz [1] - 2:8 Front [3] - 1:10, 2:4, 3:25</p> <p style="text-align: center;">G</p> <p>General [1] - 3:20 given [2] - 3:17, 11:6 grade [1] - 4:20</p>	<p style="text-align: center;">H 1</p> <p>hand [1] - 11:13 hear [1] - 8:14 HEARING [3] - 1:4, 3:2, 9:25 hearing [2] - 3:18, 8:20 Hearing [3] - 1:16, 3:9, 3:16 held [1] - 3:20 HEMPSTEAD [1] - 1:6 Hempstead [19] - 1:10, 2:5, 3:5, 3:13, 3:21, 3:25, 4:7, 4:8, 5:4, 5:16, 5:18, 5:24, 6:2, 6:21, 7:6, 7:8, 8:4, 9:3, 10:5 hereby [2] - 3:17, 11:4 hereunto [1] - 11:12 Hiney [1] - 9:7 HINEY [1] - 2:8</p> <p style="text-align: center;">I</p> <p>IDA [1] - 3:5 identified [1] - 4:9 ii [1] - 4:11 Improvements [1] - 4:18 IN [2] - 1:3, 11:12 including [1] - 4:19 INDUSTRIAL [1] - 2:4 Industrial [2] - 3:21, 9:3 installation [1] - 4:18 interest [4] - 5:21, 6:3, 6:23, 7:5 interested [1] - 11:10 internet [1] - 4:25 Investors [1] - 5:17 investors [1] - 6:17 itself [1] - 6:13 iv [1] - 4:17</p> <p style="text-align: center;">J</p> <p>Jessie [1] - 9:7 JESSIE [1] - 2:8</p> <p style="text-align: center;">L</p> <p>land [1] - 4:7 Land [2] - 4:11, 4:21 landscaped [1] - 4:22 LANTERRA [1] - 1:5 Lanterra [4] - 3:11,</p>
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