**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**NOTICE OF PUBLIC HEARING**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Hempstead Industrial Development Agency (“the **Agency**”) on the 13th day of September, 2021, at 10:30 a.m., local time, at The Town of Hempstead Old Courtroom, Second Floor, 350 Front Street, Hempstead, New York in connection with the following matters:

Main Street Hempstead Apartments, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Main Street Hempstead Apartments, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”), has applied to the Town of Hempstead Industrial Development Agency (the “**Agency**”), for assistance in the acquisition of an approximately 1.68-acre parcel of land, located at 257 Main Street, Village of Hempstead, New York 11550 (the “**Land**”), the demolition of an existing approximately 1,000 square foot building thereon, the construction of an approximately 147,266 square foot, five-story, rental apartment building thereon, with approximately 173 rentals units, (the proposed 173 apartments will include 39 junior one-bedroom units, 106 one-bedroom units and 28 two-bedroom units), approximately 1,455 square feet of space for a leasing office, approximately 4,816 square feet of amenity space, approximately 2,258 square feet of ground retail space, an outdoor swimming pool, terrace and landscaping, outdoor paved parking lot and the construction of an approximately 73,205 square foot 167-car parking garage, approximately (total square footage of 5-story building and parking garage is approximately 220,471 square feet) (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility is to be leased by the Agency to the Company and used by the Company as (a) a mixed use rental apartment complex with a mix of 39 studio units, 106 one-bedroom units, and 28 two-bedroom units, and ground floor retail space (the “**Project**”). Ten percent (10%) of the residential units will be set aside for Attainable Housing as required by § 139-212 of the Zoning Code of the Village of Hempstead. The Facility will be initially owned and operated by the Company and will initially be managed by Grubb Properties.

The Facility will be leased by the Company to the Agency pursuant to a certain Company Lease and will be subleased by the Agency to the Company pursuant to a certain Lease and Project Agreement.

The Agency contemplates that it will provide financial assistance to the Company 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 abatement of real property taxes, consistent with the policies and resolutions 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 grant of financial assistance to the Company by the Agency or the location or nature of the Facility. Prior to the hearing, all persons will have the opportunity to review on the Agency’s website (<https://tohida.org/>) the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the construction and on-going operation of the proposed Facility.

Dated: September 3, 2021

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer