

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

NOTICE OF PUBLIC HEARING  
IN THE MATTER OF NOVAPARK, LLC

-----x

Teleconference  
January 11, 2022  
9:30 a.m.

B E F O R E:

MICHAEL LODATO, Deputy Executive Director

Denise Mantekas,  
Court Reporter

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

TOWN OF HEMPSTEAD INDUSTRIAL  
DEVELOPMENT AGENCY

Representing the  
INDUSTRIAL DEVELOPMENT AGENCY  
350 Front Street  
Hempstead, New York 11530

BY: MICHAEL LODATO, Deputy Executive  
Director

ALSO PRESENT:

FREDERICK E. PAROLA, CEO

1  
2 MR. LODATO: Good morning. My  
3 name is Mike Lodato. I'm with the  
4 Town of Hempstead Industrial  
5 Development Agency. I'm the deputy  
6 executive director.

7 We're opening the public  
8 hearing today regarding a property  
9 located at 51 Charles Lindbergh  
10 Boulevard, Uniondale, New York  
11 11553, currently known as Angion  
12 Novapark.

13 I will now read the Notice of  
14 Public Hearing into the record with  
15 the stenographer. I'm accompanied  
16 by the CEO of the Industrial Agency,  
17 Frederick E. Parola.

18 "Notice is Hereby Given that a  
19 public hearing pursuant to Title 1  
20 of Article 18-A of the New York  
21 General Municipal Law will be held  
22 by the Town of Hempstead Industrial  
23 Development Agency (the "Agency"),  
24 on the 11th day of January, 2022, at  
25 9:30 a.m., local time, at 350 Front

1  
2 Street 2nd Floor, Hempstead, New  
3 York, in connection with the  
4 following matters:

5 The Agency previously assisted  
6 in: (A) the acquisition of an  
7 approximately 6.5 acre parcel of  
8 land located at 51 Charles Lindbergh  
9 Boulevard, Uniondale, New York 11553  
10 (the "Land"), the renovation of an  
11 approximately 108,000 square foot  
12 building located thereon (the  
13 "Original Improvements"), and the  
14 acquisition and installation therein  
15 of certain equipment and personal  
16 property (the "Original Equipment";  
17 and together with the Land and the  
18 Original Improvements, the "Original  
19 Facility"), which Original Facility  
20 was leased and subleased by the  
21 Agency to Novapark, LLC, a Delaware  
22 limited liability company (the  
23 "Novapark"), and sub-subleased by  
24 Novapark, in part, to Angion  
25 Biomedica Corp., a Delaware business

1  
2 corporation (the "Sublessee"), and  
3 which Original Facility is used by  
4 the Sublessee for its medical  
5 research business of conducting  
6 clinical trials and preclinical  
7 research focused on discovery and  
8 development of drugs that harness  
9 the body's protective, reparative  
10 and regenerative systems toward  
11 therapeutic benefit, and which  
12 Original Facility is sub-subleased  
13 by Novapark, in part, to various  
14 tenants.

15 The Agency acquired a leasehold  
16 interest in the Land and the  
17 Original Improvements pursuant to a  
18 certain Company Lease Agreement,  
19 dated as of December 1, 2011 (the  
20 "Original Company Lease"), by and  
21 between Novapark and the Agency.

22 The Agency previously leased  
23 and subleased the Original Facility  
24 to Novapark pursuant to a certain  
25 Lease Agreement, dated as of

1  
2 December 1, 2011 (the "Original  
3 Lease Agreement"), by and between  
4 the Agency and Novapark.

5 In connection with the leasing  
6 of the Original Facility, the  
7 Agency, Novapark and the Sublessee  
8 entered into a certain Environmental  
9 Compliance and Indemnification  
10 Agreement, dated as of December 1,  
11 2011 (the "Environmental Compliance  
12 and Indemnification Agreement"), by  
13 and among the Agency, Novapark and  
14 the Sublessee.

15 WHEREAS, in connection with the  
16 leasing of the Original Facility,  
17 the Agency, Novapark and the  
18 Sublessee previously entered into a  
19 Recapture Agreement, dated as of  
20 December 1, 2011 (the "Recapture  
21 Agreement").

22 Novapark previously requested  
23 the Agency's assistance in (a) the  
24 renovation of an approximately  
25 60,000 square foot portion of the

1  
2 Original Facility (the "2020  
3 Improvements"; and together with the  
4 Original Improvements, the  
5 "Improvements"), and the acquisition  
6 and installation of certain  
7 equipment and personal property,  
8 including but not limited to HVAC  
9 and electrical systems (the "2020  
10 Equipment"; and together with the  
11 Improvements and the Original  
12 Facility, the "Facility"), which  
13 Facility will continue to be leased  
14 and subleased by the Agency to  
15 Novapark and further subleased by  
16 Novapark to the Sublessee, JOVIA  
17 Financial Credit Union ("JOVIA"),  
18 and Chem RX Pharmacy Services, LLC  
19 ("ChemRX"), and which Facility will  
20 continue to be used by the Sublessee  
21 in its medical research business, by  
22 JOVIA as a call center, for general  
23 office uses and as a credit union  
24 branch, and by ChemRX as a  
25 pharmaceutical distributor for long

1  
2 term care facilities (the  
3 "Project").

4 Novapark agreed to amend and  
5 restate the Original Company Lease,  
6 to continue leasing the Land and the  
7 Original Improvements and to lease  
8 the 2020 Improvements to the Agency,  
9 all pursuant to and in accordance  
10 with an Amended and Restated Company  
11 Lease, dated as of July 1, 2020  
12 (collectively, the Original Company  
13 Lease and the Amended and Restated  
14 Company Lease are the "Company  
15 Lease"), between Novapark and the  
16 Agency.

17 The Company agreed to transfer  
18 to the Agency title to the 2020  
19 Equipment pursuant to a Bill of  
20 Sale, dated July 31, 2020 (the "Bill  
21 of Sale"), from Novapark to the  
22 Agency.

23 The Agency agreed to sublease  
24 and lease the Facility to Novapark  
25 pursuant to the terms of a certain



1  
2 Amended and Restated Lease and  
3 Project Agreement, dated as of July  
4 1, 2020 (the "Amended and Restated  
5 Lease Agreement"; and together with  
6 the Original Lease Agreement, the  
7 "2020 Lease Agreement"), by and  
8 between the Agency and Novapark.

9 The PILOT Agreement was amended  
10 and restated by the Amended and  
11 Restated Lease Agreement.

12 The Environmental Compliance  
13 and Indemnification Agreement was  
14 amended and restated by the Amended  
15 and Restated Lease Agreement.

16 The Recapture Agreement was  
17 amended and restated by the Amended  
18 and Restated Lease Agreement.

19 IVI Logistics Acquisition LLC,  
20 a Delaware limited liability  
21 company, authorized to transact  
22 business in the State of New York  
23 (the "Company"), has submitted its  
24 application for financial assistance  
25 (the "Application"), to the Agency

1  
2 and requested the Agency's consent  
3 to the (i) assignment by Novapark of  
4 all of its rights, title, interest,  
5 duties, liabilities and obligations  
6 under the 2020 Lease Agreement (the  
7 "Novapark Documents"), and certain  
8 other agreements in connection with  
9 the Facility to Novapark and the  
10 assumption by the Company of all of  
11 such rights, title, interest,  
12 duties, liabilities and obligations  
13 of Novapark, and (ii) the release of  
14 Novapark from any further liability  
15 with respect to the Facility,  
16 subject to certain requirements of  
17 the Agency, all pursuant to the  
18 terms of an Assignment, Assumption  
19 and Amendment Agreement, dated as of  
20 January 1, 2022, or such other date  
21 as may be determined by the  
22 Chairman, Chief Executive Officer  
23 and counsel to the Agency (the  
24 "Assignment and Assumption  
25 Agreement"), by and among the

1 Agency, Novapark and the Company.  
2  
3 The Facility will be initially  
4 owned, operated and/or managed by  
5 the Company.

6 The Agency contemplates that it  
7 will provide financial assistance to  
8 the Company in the form of continued  
9 abatement of real property taxes  
10 pursuant to terms of the 2020 Lease  
11 Agreement, as amended and assigned,  
12 and as assigned by Novapark to the  
13 Company in accordance with an  
14 assignment and assumption agreement,  
15 an assignment of lease, and a second  
16 amended and restated lease  
17 agreement, all consistent with the  
18 uniform tax exemption policies  
19 ("UTEP") of the Agency.

20 A representative of the Agency  
21 will, at the above-stated time and  
22 place, hear and accept written  
23 comments from all persons with views  
24 in favor of or opposed to either the  
25 proposed financial assistance to the

1  
2 Company or the location or nature of  
3 the Facility. At the hearing, all  
4 persons will have the opportunity to  
5 review the application for financial  
6 assistance filed by the Company with  
7 the Agency and an analysis of the  
8 costs and benefits of the proposed  
9 Facility."

10 MS. BRAZLEY: Good morning. My  
11 name is Shelly Brazley. I'm from  
12 the office of senior councilwoman  
13 Goosby. I'm just here for  
14 information for her and her  
15 constituents.

16 MR. LODATO: Thank you.

17 We're going to close the  
18 meeting now. It is 9:53. No one  
19 else has come here to speak so we  
20 are closing the meeting at 9:53 sine  
21 die. Thank you.

CERTIFICATION

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

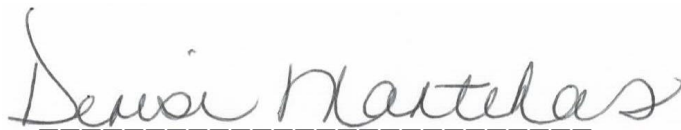
THAT the witness whose testimony is herein  
before set forth, was duly sworn by me; and

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 January,  
2022.



DENISE MANTEKAS

<b>1</b>	<p><b>AGENCY</b> [2] - 2:4, 2:5  <b>Agency</b> [28] - 3:5, 3:16, 3:23, 4:5, 4:21, 5:15, 5:21, 5:22, 6:4, 6:7, 6:13, 6:17, 7:14, 8:8, 8:16, 8:18, 8:22, 8:23, 9:8, 9:25, 10:17, 10:23, 11:2, 11:6, 11:19, 11:20, 12:7  <b>Agency's</b> [2] - 6:23, 10:2  <b>agreed</b> [3] - 8:4, 8:17, 8:23  <b>agreement</b> [2] - 11:14, 11:17  <b>Agreement</b> [20] - 5:18, 5:25, 6:3, 6:10, 6:12, 6:19, 9:3, 9:5, 9:6, 9:7, 9:9, 9:11, 9:13, 9:15, 9:16, 9:18, 10:6, 10:19, 10:25, 11:11  <b>Agreement"</b> [1] - 6:21  <b>agreements</b> [1] - 10:8  <b>ALSO</b> [1] - 2:8  <b>amend</b> [1] - 8:4  <b>Amended</b> [7] - 8:10, 8:13, 9:2, 9:4, 9:10, 9:14, 9:17  <b>amended</b> [5] - 9:9, 9:14, 9:17, 11:11, 11:16  <b>Amendment</b> [1] - 10:19  <b>analysis</b> [1] - 12:7  <b>Angion</b> [2] - 3:11, 4:24  <b>application</b> [2] - 9:24, 12:5  <b>Application</b> [1] - 9:25  <b>Article</b> [1] - 3:20  <b>assigned</b> [2] - 11:11, 11:12  <b>assignment</b> [3] - 10:3, 11:14, 11:15  <b>Assignment</b> [2] - 10:18, 10:24  <b>assistance</b> [5] - 6:23, 9:24, 11:7, 11:25, 12:6  <b>assisted</b> [1] - 4:5  <b>assumption</b> [2] - 10:10, 11:14  <b>Assumption</b> [2] - 10:18, 10:24  <b>authorized</b> [1] - 9:21</p>	<b>B</b>	<p>11:6  <b>continue</b> [3] - 7:13, 7:20, 8:6  <b>continued</b> [1] - 11:8  <b>Corp</b> [1] - 4:25  <b>corporation</b> [1] - 5:2  <b>costs</b> [1] - 12:8  <b>councilwoman</b> [1] - 12:12  <b>counsel</b> [1] - 10:23  <b>Court</b> [1] - 1:17  <b>credit</b> [1] - 7:23  <b>Credit</b> [1] - 7:17</p>	<b>executive</b> [1] - 3:6 <b>exemption</b> [1] - 11:18
<b>2</b>	<p><b>2011</b> [4] - 5:19, 6:2, 6:11, 6:20  <b>2020</b> [10] - 7:2, 7:9, 8:8, 8:11, 8:18, 8:20, 9:4, 9:7, 10:6, 11:10  <b>2022</b> [4] - 1:7, 3:24, 10:20, 13:16  <b>21st</b> [1] - 13:15  <b>2nd</b> [1] - 4:2</p>	<p><b>benefit</b> [1] - 5:11  <b>benefits</b> [1] - 12:8  <b>between</b> [4] - 5:21, 6:3, 8:15, 9:8  <b>Bill</b> [2] - 8:19, 8:20  <b>Biomedica</b> [1] - 4:25  <b>blood</b> [1] - 13:10  <b>body's</b> [1] - 5:9  <b>Boulevard</b> [2] - 3:10, 4:9  <b>branch</b> [1] - 7:24  <b>BRAZLEY</b> [1] - 12:10  <b>Brazley</b> [1] - 12:11  <b>building</b> [1] - 4:12  <b>business</b> [4] - 4:25, 5:5, 7:21, 9:22  <b>BY</b> [1] - 2:7</p>	<b>D</b>	<b>F</b>
<b>3</b>	<p><b>31</b> [1] - 8:20  <b>350</b> [2] - 2:6, 3:25</p>	<b>C</b>	<p><b>date</b> [1] - 10:20  <b>dated</b> [8] - 5:19, 5:25, 6:10, 6:19, 8:11, 8:20, 9:3, 10:19  <b>December</b> [4] - 5:19, 6:2, 6:10, 6:20  <b>Delaware</b> [3] - 4:21, 4:25, 9:20  <b>DENISE</b> [2] - 13:3, 13:20  <b>Denise</b> [1] - 1:16  <b>Deputy</b> [2] - 1:13, 2:7  <b>deputy</b> [1] - 3:5  <b>determined</b> [1] - 10:21  <b>development</b> [1] - 5:8  <b>DEVELOPMENT</b> [2] - 2:4, 2:5  <b>Development</b> [2] - 3:5, 3:23  <b>die</b> [1] - 12:21  <b>Director</b> [2] - 1:13, 2:7  <b>director</b> [1] - 3:6  <b>discovery</b> [1] - 5:7  <b>distributor</b> [1] - 7:25  <b>Documents</b> [1] - 10:7  <b>drugs</b> [1] - 5:8  <b>duly</b> [1] - 13:6  <b>duties</b> [2] - 10:5, 10:12</p>	<p><b>facilities</b> [1] - 8:2  <b>Facility</b> [18] - 4:19, 5:3, 5:12, 5:23, 6:6, 6:16, 7:2, 7:12, 7:13, 7:19, 8:24, 10:9, 10:15, 11:3, 12:3, 12:9  <b>favor</b> [1] - 11:24  <b>filed</b> [1] - 12:6  <b>Financial</b> [1] - 7:17  <b>financial</b> [4] - 9:24, 11:7, 11:25, 12:5  <b>Floor</b> [1] - 4:2  <b>focused</b> [1] - 5:7  <b>following</b> [1] - 4:4  <b>foot</b> [2] - 4:11, 6:25  <b>form</b> [1] - 11:8  <b>forth</b> [1] - 13:6  <b>FREDERICK</b> [1] - 2:9  <b>Frederick</b> [1] - 3:17  <b>Front</b> [2] - 2:6, 3:25</p>
<b>5</b>	<p><b>51</b> [2] - 3:9, 4:8</p>	<p><b>care</b> [1] - 8:2  <b>center</b> [1] - 7:22  <b>CEO</b> [2] - 2:9, 3:16  <b>certain</b> [8] - 4:15, 5:18, 5:24, 6:8, 7:6, 8:25, 10:7, 10:16  <b>CERTIFICATION</b> [1] - 13:2  <b>certify</b> [2] - 13:4, 13:9  <b>Chairman</b> [1] - 10:22  <b>Charles</b> [2] - 3:9, 4:8  <b>Chem</b> [1] - 7:18  <b>ChemRX</b> [2] - 7:19, 7:24  <b>Chief</b> [1] - 10:22  <b>clinical</b> [1] - 5:6  <b>close</b> [1] - 12:17  <b>closing</b> [1] - 12:20  <b>collectively</b> [1] - 8:12  <b>comments</b> [1] - 11:23  <b>company</b> [2] - 4:22, 9:21  <b>Company</b> [16] - 5:18, 5:20, 8:5, 8:10, 8:12, 8:14, 8:17, 9:23, 10:10, 11:2, 11:5, 11:8, 11:13, 12:2, 12:6  <b>Compliance</b> [3] - 6:9, 6:11, 9:12  <b>conducting</b> [1] - 5:5  <b>connection</b> [4] - 4:3, 6:5, 6:15, 10:8  <b>consent</b> [1] - 10:2  <b>consistent</b> [1] - 11:17  <b>constituents</b> [1] - 12:15  <b>contemplates</b> [1] -</p>	<b>G</b>	
<b>6</b>	<p><b>6.5</b> [1] - 4:7  <b>60,000</b> [1] - 6:25</p>	<p><b>either</b> [2] - 11:24, 13:10  <b>electrical</b> [1] - 7:9  <b>entered</b> [2] - 6:8, 6:18  <b>Environmental</b> [3] - 6:8, 6:11, 9:12  <b>equipment</b> [2] - 4:15, 7:7  <b>Equipment</b> [3] - 4:16, 7:10, 8:19  <b>Executive</b> [3] - 1:13, 2:7, 10:22</p>	<b>H</b>	
<b>9</b>	<p><b>9:30</b> [2] - 1:7, 3:25  <b>9:53</b> [2] - 12:18, 12:20</p>	<p><b>general</b> [1] - 7:22  <b>General</b> [1] - 3:21  <b>given</b> [1] - 13:8  <b>Given</b> [1] - 3:18  <b>Goosby</b> [1] - 12:13</p>	<b>I</b>	
<b>A</b>	<p><b>a.m</b> [2] - 1:7, 3:25  <b>abatement</b> [1] - 11:9  <b>above-stated</b> [1] - 11:21  <b>accept</b> [1] - 11:22  <b>accompanied</b> [1] - 3:15  <b>accordance</b> [2] - 8:9, 11:13  <b>acquired</b> [1] - 5:15  <b>Acquisition</b> [1] - 9:19  <b>acquisition</b> [3] - 4:6, 4:14, 7:5  <b>acre</b> [1] - 4:7  <b>action</b> [1] - 13:11</p>	<p><b>hand</b> [1] - 13:15  <b>harness</b> [1] - 5:8  <b>hear</b> [1] - 11:22  <b>HEARING</b> [1] - 1:3  <b>Hearing</b> [1] - 3:14  <b>hearing</b> [3] - 3:8, 3:19, 12:3  <b>held</b> [1] - 3:21  <b>HEMPSTEAD</b> [1] - 2:4  <b>Hempstead</b> [4] - 2:6, 3:4, 3:22, 4:2  <b>hereby</b> [1] - 13:4  <b>Hereby</b> [1] - 3:18  <b>herein</b> [1] - 13:5  <b>hereunto</b> [1] - 13:14  <b>HVAC</b> [1] - 7:8</p>	<p><b>ii</b> [1] - 10:13  <b>Improvements</b> [9] - 4:13, 4:18, 5:17, 7:3, 7:4, 7:5, 7:11, 8:7,</p>	

8:8 <b>IN</b> [2] - 1:4, 13:14 <b>including</b> [1] - 7:8 <b>Indemnification</b> [3] - 6:9, 6:12, 9:13 <b>INDUSTRIAL</b> [2] - 2:4, 2:5 <b>Industrial</b> [3] - 3:4, 3:16, 3:22 <b>information</b> [1] - 12:14 <b>installation</b> [2] - 4:14, 7:6 <b>interest</b> [3] - 5:16, 10:4, 10:11 <b>interested</b> [1] - 13:12 <b>IVI</b> [1] - 9:19	<b>local</b> [1] - 3:25 <b>located</b> [3] - 3:9, 4:8, 4:12 <b>location</b> [1] - 12:2 <b>LODATO</b> [4] - 1:13, 2:7, 3:2, 12:16 <b>Lodato</b> [1] - 3:3 <b>Logistics</b> [1] - 9:19	<b>operated</b> [1] - 11:4 <b>opportunity</b> [1] - 12:4 <b>opposed</b> [1] - 11:24 <b>Original</b> [20] - 4:13, 4:16, 4:18, 4:19, 5:3, 5:12, 5:17, 5:20, 5:23, 6:2, 6:6, 6:16, 7:2, 7:4, 7:11, 8:5, 8:7, 8:12, 9:6 <b>outcome</b> [1] - 13:13 <b>owned</b> [1] - 11:4	<b>renovation</b> [2] - 4:10, 6:24 <b>reparative</b> [1] - 5:9 <b>Reporter</b> [1] - 1:17 <b>representative</b> [1] - 11:20 <b>Representing</b> [1] - 2:5 <b>requested</b> [2] - 6:22, 10:2 <b>requirements</b> [1] - 10:16 <b>research</b> [3] - 5:5, 5:7, 7:21 <b>respect</b> [1] - 10:15 <b>restate</b> [1] - 8:5 <b>Restated</b> [7] - 8:10, 8:13, 9:2, 9:4, 9:11, 9:15, 9:18 <b>restated</b> [4] - 9:10, 9:14, 9:17, 11:16 <b>review</b> [1] - 12:5 <b>rights</b> [2] - 10:4, 10:11 <b>RX</b> [1] - 7:18	<b>term</b> [1] - 8:2 <b>terms</b> [3] - 8:25, 10:18, 11:10 <b>testimony</b> [2] - 13:5, 13:8 <b>THAT</b> [3] - 13:5, 13:7, 13:12 <b>THE</b> [1] - 1:4 <b>therapeutic</b> [1] - 5:11 <b>therein</b> [1] - 4:14 <b>thereon</b> [1] - 4:12 <b>title</b> [3] - 8:18, 10:4, 10:11 <b>Title</b> [1] - 3:19 <b>today</b> [1] - 3:8 <b>together</b> [4] - 4:17, 7:3, 7:10, 9:5 <b>toward</b> [1] - 5:10 <b>TOWN</b> [1] - 2:4 <b>Town</b> [2] - 3:4, 3:22 <b>transact</b> [1] - 9:21 <b>transcript</b> [1] - 13:7 <b>transfer</b> [1] - 8:17 <b>trials</b> [1] - 5:6 <b>true</b> [1] - 13:7
<b>J</b>	<b>M</b>	<b>P</b>	<b>S</b>	<b>U</b>
<b>January</b> [4] - 1:7, 3:24, 10:20, 13:15 <b>JOVIA</b> [3] - 7:16, 7:17, 7:22 <b>July</b> [3] - 8:11, 8:20, 9:3	<b>managed</b> [1] - 11:4 <b>Mantekas</b> [1] - 1:16 <b>MANTEKAS</b> [2] - 13:3, 13:20 <b>marriage</b> [1] - 13:10 <b>MATTER</b> [1] - 1:4 <b>matter</b> [1] - 13:13 <b>matters</b> [1] - 4:4 <b>medical</b> [2] - 5:4, 7:21 <b>meeting</b> [2] - 12:18, 12:20 <b>MICHAEL</b> [2] - 1:13, 2:7 <b>Mike</b> [1] - 3:3 <b>morning</b> [2] - 3:2, 12:10 <b>MR</b> [2] - 3:2, 12:16 <b>MS</b> [1] - 12:10 <b>Municipal</b> [1] - 3:21	<b>parcel</b> [1] - 4:7 <b>PAROLA</b> [1] - 2:9 <b>Parola</b> [1] - 3:17 <b>part</b> [2] - 4:24, 5:13 <b>parties</b> [1] - 13:10 <b>personal</b> [2] - 4:15, 7:7 <b>persons</b> [2] - 11:23, 12:4 <b>pharmaceutical</b> [1] - 7:25 <b>Pharmacy</b> [1] - 7:18 <b>PILOT</b> [1] - 9:9 <b>place</b> [1] - 11:22 <b>policies</b> [1] - 11:18 <b>portion</b> [1] - 6:25 <b>preclinical</b> [1] - 5:6 <b>PRESENT</b> [1] - 2:8 <b>previously</b> [4] - 4:5, 5:22, 6:18, 6:22 <b>Project</b> [1] - 9:3 <b>Project"</b> [1] - 8:3 <b>property</b> [4] - 3:8, 4:16, 7:7, 11:9 <b>proposed</b> [2] - 11:25, 12:8 <b>protective</b> [1] - 5:9 <b>provide</b> [1] - 11:7 <b>Public</b> [2] - 3:14, 13:3 <b>PUBLIC</b> [1] - 1:3 <b>public</b> [2] - 3:7, 3:19 <b>pursuant</b> [8] - 3:19, 5:17, 5:24, 8:9, 8:19, 8:25, 10:17, 11:10	<b>Sale</b> [2] - 8:20, 8:21 <b>second</b> [1] - 11:15 <b>senior</b> [1] - 12:12 <b>Services</b> [1] - 7:18 <b>set</b> [2] - 13:6, 13:15 <b>Shelly</b> [1] - 12:11 <b>sine</b> [1] - 12:20 <b>square</b> [2] - 4:11, 6:25 <b>State</b> [2] - 9:22, 13:4 <b>stenographer</b> [1] - 3:15 <b>Street</b> [2] - 2:6, 4:2 <b>sub</b> [2] - 4:23, 5:12 <b>sub-subleased</b> [2] - 4:23, 5:12 <b>subject</b> [1] - 10:16 <b>sublease</b> [1] - 8:23 <b>subleased</b> [6] - 4:20, 4:23, 5:12, 5:23, 7:14, 7:15 <b>Sublessee</b> [7] - 5:2, 5:4, 6:7, 6:14, 6:18, 7:16, 7:20 <b>submitted</b> [1] - 9:23 <b>sworn</b> [1] - 13:6 <b>systems</b> [2] - 5:10, 7:9	<b>under</b> [1] - 10:6 <b>uniform</b> [1] - 11:18 <b>union</b> [1] - 7:23 <b>Union</b> [1] - 7:17 <b>Uniondale</b> [2] - 3:10, 4:9 <b>uses</b> [1] - 7:23 <b>UTEP</b> [1] - 11:19
<b>known</b> [1] - 3:11	<b>L</b>	<b>R</b>	<b>V</b>	<b>W</b>
<b>land</b> [1] - 4:8 <b>Land</b> [4] - 4:10, 4:17, 5:16, 8:6 <b>Law</b> [1] - 3:21 <b>Lease</b> [18] - 5:18, 5:20, 5:25, 6:3, 8:5, 8:11, 8:13, 8:14, 8:15, 9:2, 9:5, 9:6, 9:7, 9:11, 9:15, 9:18, 10:6, 11:10 <b>lease</b> [4] - 8:7, 8:24, 11:15, 11:16 <b>leased</b> [3] - 4:20, 5:22, 7:13 <b>leasehold</b> [1] - 5:15 <b>leasing</b> [3] - 6:5, 6:16, 8:6 <b>liabilities</b> [2] - 10:5, 10:12 <b>liability</b> [3] - 4:22, 9:20, 10:14 <b>limited</b> [3] - 4:22, 7:8, 9:20 <b>Lindbergh</b> [2] - 3:9, 4:8 <b>LLC</b> [4] - 1:4, 4:21, 7:18, 9:19	<b>name</b> [2] - 3:3, 12:11 <b>nature</b> [1] - 12:2 <b>New</b> [7] - 2:6, 3:10, 3:20, 4:2, 4:9, 9:22, 13:4 <b>Notary</b> [1] - 13:3 <b>Notice</b> [2] - 3:13, 3:18 <b>NOTICE</b> [1] - 1:3 <b>Novapark</b> [26] - 3:12, 4:21, 4:23, 4:24, 5:13, 5:21, 5:24, 6:4, 6:7, 6:13, 6:17, 6:22, 7:15, 7:16, 8:4, 8:15, 8:21, 8:24, 9:8, 10:3, 10:7, 10:9, 10:13, 10:14, 11:2, 11:12 <b>NOVAPARK</b> [1] - 1:4	<b>read</b> [1] - 3:13 <b>real</b> [1] - 11:9 <b>Recapture</b> [3] - 6:19, 6:20, 9:16 <b>record</b> [2] - 3:14, 13:7 <b>regarding</b> [1] - 3:8 <b>regenerative</b> [1] - 5:10 <b>related</b> [1] - 13:9 <b>release</b> [1] - 10:13	<b>various</b> [1] - 5:13 <b>views</b> [1] - 11:23	<b>WHEREAS</b> [1] - 6:15 <b>WHEREOF</b> [1] - 13:14 <b>witness</b> [2] - 13:5, 13:8 <b>WITNESS</b> [1] - 13:14 <b>written</b> [1] - 11:22
	<b>O</b>	<b>T</b>	<b>Y</b>	
	<b>obligations</b> [2] - 10:5, 10:12 <b>OF</b> [3] - 1:3, 1:4, 2:4 <b>office</b> [2] - 7:23, 12:12 <b>Officer</b> [1] - 10:22 <b>one</b> [1] - 12:18 <b>opening</b> [1] - 3:7	<b>tax</b> [1] - 11:18 <b>taxes</b> [1] - 11:9 <b>Teleconference</b> [1] - 1:6 <b>tenants</b> [1] - 5:14	<b>York</b> [7] - 2:6, 3:10, 3:20, 4:3, 4:9, 9:22, 13:4	