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NOTICE OF PUBLIC HEARING

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**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Title 1 of Article 18-A of the New York General Municipal Law will be held by the Town of Hempstead Industrial Development Agency (the “**Agency**”), on the 11th day of January, 2022, at 9:30 a.m., local time, at 350 Front Street 2nd Floor, Hempstead, New York, in connection with the following matters:

The Agency previously assisted in: (a) the acquisition of an approximately 6.5 acre parcel of land located at 51 Charles Lindbergh Boulevard, Uniondale, New York 11553 (the “**Land**”), the renovation of an approximately 108,000 square foot building located thereon (the “**Original Improvements**”),and the acquisition and installation therein of certain equipment and personal property (the “**Original Equipment**”; and together with the Land and the Original Improvements, the “**Original Facility**”), which Original Facility was leased and subleased by the Agency to Novapark, LLC, a Delaware limited liability company (the “**Novapark**”), and sub-subleased by Novapark, in part, to Angion Biomedica Corp., a Delaware business corporation (the “**Sublessee**”), and which Original Facility is used by the Sublessee for its medical research business of conducting clinical trials and preclinical research focused on discovery and development of drugs that harness the body’s protective, reparative and regenerative systems toward therapeutic benefit, and which Original Facility is sub-subleased by Novapark, in part, to various tenants.

The Agency acquired a leasehold interest in the Land and the Original Improvements pursuant to a certain Company Lease Agreement, dated as of December 1, 2011 (the “**Original Company Lease**”), by and between Novapark and the Agency.

The Agency previously leased and subleased the Original Facility to Novapark pursuant to a certain Lease Agreement, dated as of December 1, 2011 (the “**Original Lease Agreement**”), by and between the Agency and Novapark.

In connection with the leasing of the Original Facility, the Agency, Novapark and the Sublessee previously entered into a Payment-in-Lieu-of-Tax Agreement, dated as of December 1, 2011 (the “**PILOT Agreement**”).

In connection with the leasing of the Original Facility, the Agency, Novapark and the Sublessee entered into a certain Environmental Compliance and Indemnification Agreement, dated as of December 1, 2011 (the “**Environmental Compliance and Indemnification Agreement**”), by and among the Agency, Novapark and the Sublessee.

WHEREAS, in connection with the leasing of the Original Facility, the Agency, Novapark and the Sublessee previously entered into a Recapture Agreement, dated as of December 1, 2011 (the “**Recapture Agreement**”).

Novapark previously requested the Agency’s assistance in: (a) the renovation of an approximately 60,000 square foot portion of the Original Facility (the “**2020 Improvements**”; and together with the Original Improvements, the “**Improvements**”), and the acquisition and installation of certain equipment and personal property, including but not limited to HVAC and electrical systems (the “**2020 Equipment**”; and together with the Improvements and the Original Facility, the “**Facility**”), which Facility will continue to be leased and subleased by the Agency to Novapark and further subleased by Novapark to the Sublessee, JOVIA Financial Credit Union (“**JOVIA**”), and Chem RX Pharmacy Services, LLC (“**ChemRX**”), and which Facility will continue to be used by the Sublessee in its medical research business, by JOVIA as a call center, for general office uses and as a credit union branch, and by ChemRX as a pharmaceutical distributor for long term care facilities (the “**Project**”).

Novapark agreed to amend and restate the Original Company Lease, to continue leasing the Land and the Original Improvements and to lease the 2020 Improvements to the Agency, all pursuant to and in accordance with an Amended and Restated Company Lease, dated as of July 1, 2020 (collectively, the Original Company Lease and the Amended and Restated Company Lease are the “**Company Lease**”), between Novapark and the Agency.

The Company agreed to transfer to the Agency title to the 2020 Equipment pursuant to a Bill of Sale, dated July 31, 2020 (the “**Bill of Sale**”), from Novapark to the Agency.

The Agency agreed to sublease and lease the Facility to Novapark pursuant to the terms of a certain Amended and Restated Lease and Project Agreement, dated as of July 1, 2020 (the “**Amended and Restated Lease Agreement**”; and together with the Original Lease Agreement, the “**2020** **Lease Agreement**”), by and between the Agency and Novapark.

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

The Environmental Compliance and Indemnification Agreement was amended and restated by the Amended and Restated Lease Agreement.

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

IV1 Logistics Acquisition LLC, a Delaware limited liability company, authorized to transact business in the State of New York (the “**Company**”), has submitted its application for financial assistance (the “**Application**”), to the Agency and requested the Agency’s consent to the (i) assignment by Novapark of all of its rights, title, interest, duties, liabilities and obligations under the 2020 Lease Agreement (the “**Novapark Documents**”), and certain other agreements in connection with the Facility to Novapark and the assumption by the Company of all of such rights, title, interest, duties, liabilities and obligations of Novapark, and (ii) the release of Novapark from any further liability with respect to the Facility, subject to certain requirements of the Agency, all pursuant to the terms of an Assignment, Assumption and Amendment Agreement, dated as of January 1, 2022, or such other date as may be determined by the Chairman, Chief Executive Officer and counsel to the Agency (the “**Assignment and Assumption Agreement**”), by and among the Agency, Novapark and the Company. The Facility will be initially owned, operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of continued abatement of real property taxes pursuant to terms of the 2020 Lease Agreement, as amended and assigned, and as assigned by Novapark to the Company in accordance with an assignment and assumption agreement, an assignment of lease, and a second amended and restated lease agreement, all consistent with the uniform tax exemption policies (“**UTEP**”) 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 financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: December 31, 2021 TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer