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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 State General Municipal Law will be held by the Town of Hempstead Industrial Development Agency (the “**Agency**”) on the 8th day of March, 2022, at 9:15 a.m., local time, at 350 Front Street 2nd Floor, Hempstead, New York in connection with the following matters:

Carman Place Apartments, LLC, a New York limited liability company, on behalf of itself and/or the principals of Carman Place Apartments, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”), submitted its application for financial assistance (the “**Application**”) to the Agency to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.54 acre parcel of land located at 155-161, 163-169, 171, 173-175, and 177-179 Main Street, 122 and 126 Bedell Street, and Columbia Street, Village of Hempstead, Town of Hempstead, Nassau County, New York (the “**Land**”), (b) the demolition of existing (approximately 15,573 square feet total) buildings thereon and environmental remediation as part of the New York State Department of Environmental Conservation (“**NYSDEC**”) Brownfield Cleanup Program, (c) the construction of 300,598 square feet of residential space including, 227 workforce housing units (further identified as 30 studio apartments, 140 one-bedroom apartments and 57 two-bedroom apartments, with all units marketed to income-restricted households earning at or below 90% area median income) and 1 superintendent unit, all to be declared as one or more condominium units within two buildings totaling approximately 323,198 square feet, and a parking structure for approximately 228 spaces below, at grade, and at street level, and all located on the Land (collectively referred to as, the “**Improvements**”), and (d) the acquisition and installation therein of certain equipment and personal property including, but not limited to, plumbing, mechanical, HVAC, electrical, communications and other building systems and infrastructure improvements to the public water and sewer systems (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 rental housing as a 100% workforce housing community (the “**Project**”). The Facility will be initially owned by the Company and operated and/or managed by Conifer Realty, LLC, a managing member of the Company.

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: February 26th, 2022 TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer