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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: REGAN DEVELOPMENT CORP.

-----X

46 North Ocean Avenue
Freeport, New York

April 11, 2022
10:05 a.m.

B E F O R E:
MAYOR ROBERT KENNEDY
MICHAEL LODATO, Deputy Executive Director
VILMA LANCASTER, Board Member
MARK DAVELLA, Board Member

Dolly Fevola
Court Reporter

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11787
BY: MICHAEL LODATO

ALSO PRESENT:

JOHN GORDON, FORCHELLI, DEEGAN & TERRANA

1
2 HEARING OFFICER LODATO: Good
3 morning. My name is Michael Lodato.
4 I'm with the Town of Hempstead
5 Industrial Development Agency. I'm
6 the Deputy Executive Director. I'm
7 accompanied by Vilma Lancaster,
8 Mayor Kennedy, as well as Mark
9 Davella. We're here to hold a
10 public hearing for Regan Development
11 Corp. I will now read the Notice of
12 Public Hearing into the record for
13 the stenographer.

14 Notice is hereby given that a
15 public hearing pursuant to Title 1
16 of Article 18-A of the New York
17 State General Municipal Law will be
18 held by the Town of Hempstead
19 Industrial Agency on the 11th day of
20 April, 2022, at 10:00 a.m. local
21 time, Freeport Village Hall, 46
22 North Ocean Avenue, Village of
23 Freeport, Town of Hempstead, New
24 York, in accordance with Section
25 859-a and 857 of the New York State

1
2 General Municipal Law in connection
3 with the following matters:

4 Regan Development Corp., a New
5 York corporation, on behalf of
6 itself and/or the principals of
7 Regan Development Corp., and/or an
8 entity formed or to be formed on
9 behalf of any of the foregoing
10 (collectively, the "Company"),
11 submitted its application for
12 financial assistance (the
13 "Application") to the Town of
14 Hempstead Industrial Development
15 Agency (the "Agency") to enter into
16 a transaction in which the Agency
17 will assist in the acquisition of an
18 interest in an approximately 0.75
19 acre parcel of land located at 206
20 Smith Street, Village of Freeport,
21 Town of Hempstead, Nassau County,
22 New York (the "Land"), the
23 construction of an approximately
24 39,780 square foot, two-story
25 apartment building, consisting of

1
2 approximately 31 residential rental
3 units (consisting of an
4 approximately 1 studio, 28
5 one-bedroom and 2 two-bedroom
6 units), on site parking for
7 approximately 48 vehicles and
8 associated site improvements (the
9 "Improvements"), and the acquisition
10 of certain fixtures, equipment and
11 personal property necessary for the
12 completion thereof (the "Equipment";
13 and together with the Land and the
14 Improvements, the "Facility"), which
15 Facility is to be subleased by the
16 Agency to the Company and further
17 sub-leased by the Company to future
18 tenants for use as a workforce and
19 affordable multifamily rental
20 housing facility (the "Project").
21 The Facility would be initially
22 owned, operated and/or managed by
23 the Company.

24 The Agency contemplates that it
25 would provide financial assistance

1
2 to the Company in the form of
3 exemptions from mortgage recording
4 taxes in connection with the
5 financing or any subsequent
6 refinancing of the Facility,
7 exemptions from sales and use taxes
8 and an abatement of real property
9 taxes.

10 The Company has requested that
11 the Agency provide financial
12 assistance to the Company in the
13 form of an abatement of real
14 property taxes for a term of up to
15 twenty (20) years with an extension
16 option for an additional ten (10)
17 years (the "PILOT Benefit"). The
18 proposed PILOT Benefit deviates from
19 the Agency's Uniform tax Exemption
20 Policy and Guidelines, as amended to
21 date (the "Policy"), because the
22 proposed PILOT Benefit would be for
23 a term of up to twenty (20) years
24 (with a 10-year extension option)
25 instead of 10 years. Copies of the

1
2 proposed PILOT payment schedule are
3 available on the Agency's website at
4 www.tohida.org. The Agency is
5 considering the proposed deviation
6 from the Policy due to the current
7 nature of the property and because
8 the Project would not be
9 economically viable without a PILOT
10 Benefit for a term of up to twenty
11 (20) years (with a 10-year extension
12 option).

13 A representative of the Agency
14 will, at the above-stated time and
15 place, hear and accept oral comments
16 from all persons with view in favor
17 of or opposed to either the Project
18 or the financial assistance
19 requested by the Company. Comments
20 may also be submitted to the Agency
21 in writing or electronically prior
22 to or during the Hearing by
23 e-mailing them to
24 idamail@tohmail.org. Minutes of the
25 Hearing will be transcribed and

1 posted on the Agency's website.

2
3 Members of the public have the
4 opportunity to review the
5 application for financial assistance
6 filed by the Company with the Agency
7 and an analysis of the costs and
8 benefits of the proposed Facility,
9 which can be found on the Agency's
10 website at www.tohida.org.

11 The Agency anticipates that the
12 members of the Agency will consider
13 a resolution to approve the Project
14 and the financial assistance
15 requested by the Company, including
16 the proposed twenty (20) year PILOT
17 Benefit (with an option for a
18 10-year extension) at the Agency's
19 Board Meeting (the "Board Meeting")
20 to be held on April 21, 2022, at
21 9:00 a.m. local time, at 1
22 Washington Street, Town Hall
23 Pavilion, Hempstead, New York 11550.

24 MAYOR KENNEDY: Thank you,
25 Mike. Does the Board have any

1
2 questions or comments?

3 MR. DAVELLA: I think it's a
4 good project. It puts the property
5 back on the tax rolls. I'm in favor
6 of the project.

7 MS. LANCASTER: I think that
8 the project is a good project
9 because the individuals that are
10 going to be living in these
11 apartments they're really quite
12 centrally located because you have
13 the library, you have all the
14 different restaurants, the banks.
15 They don't have too far to walk to
16 the railroad. I mean there's a
17 medical office next door so it's
18 really good for them and hopefully,
19 you know, they will be very happy
20 living in that apartment building.

21 MAYOR KENNEDY: That's great.

22 HEARING OFFICER LODATO: The
23 IDA -- It's always a pleasure
24 dealing with the Village of Freeport
25 and the Mayor and we look forward to

1
2 this project. We think it's
3 excellent for the workforce,
4 housing, affordable housing, and as
5 the Village has stated, it's a nice
6 addition to the community so I think
7 it would be excellent for the
8 constituents.

9 MAYOR KENNEDY: I just want to
10 say also, I'm looking forward to
11 working with Regan Development Corp.

12 206 Smith Street, generally, it
13 is not bringing in any property tax
14 at this time. We have 31 new
15 residential apartments, 1 and 2
16 bedrooms, 39,000 square feet of
17 property to be developed, parking
18 for over 48 vehicles.

19 This is an economic development
20 that the Village of Freeport
21 desperately needs and this is what
22 stabilizes the taxes in the Village.
23 This is why we have not had a tax
24 increase in over 9 years because we
25 continue to bring economic

1
2 development to the Village of
3 Freeport so I'm looking forward to
4 it and definitely in favor of this.

5 Is there anybody in the
6 audience that has any comments?

7 MR. GORDON: Good morning,
8 Mayor, Mr. Davella, Ms. Lancaster,
9 Mr. Lodato. I'm John Gordon on
10 behalf of the Applicant from
11 Forchelli, Deegan ant Terrana in
12 Uniondale.

13 We don't have any particular
14 comment at this time. We just are
15 appearing to see if there is any
16 input from the public so we can
17 address it.

18 Thank you for your support of
19 the project and we hope this is
20 going to be a great beneficial
21 relationship between the developer
22 and the Village.

23 MAYOR KENNEDY: Just a few
24 questions. When do you anticipate
25 putting shovels in the ground and

1
2 how long will this construction take
3 and are you -- third question -- are
4 you leaning towards construction
5 companies from the Village of
6 Freeport to assist in the
7 development of the property?

8 MR. GORDON: I'm not sure at
9 this time in terms of the
10 contractors. I have to speak to the
11 developer and we can get you an
12 answer on that and see who they plan
13 to use.

14 There are requirements for
15 local labor and MWB as well, which
16 are the IDA's requirements, so
17 whatever legal requirements there
18 are obviously will be complied with
19 and yeah, we can definitely get more
20 information as to, you know, did
21 they have anyone in mind, what kind
22 of bidding process are they looking
23 at.

24 MAYOR KENNEDY: And that is for
25 shovels in the ground. And how long

1
2 is the anticipated construction?

3 MR. GORDON: Part of that is
4 going to depend on when the
5 financing closes, so I believe that
6 they have most of that lined up in
7 terms of the state funding but, you
8 know, the financing can also take
9 some time to actually close.

10 So I can get more information
11 on that as well and provide that for
12 the Board Meeting.

13 MAYOR KENNEDY: I would
14 definitely ask that you speak with
15 the developer to consider bringing
16 some of the labor, whether it's
17 licensed electricians, plumbers or
18 steam fitters or carpenters from the
19 Village of Freeport. There is
20 numerous companies out there that
21 are licensed in the Village already
22 and it would be of great assistance
23 to help these businesses.

24 Thank you.

25 MR. GORDON: Thank you.

1
2 MAYOR KENNEDY: Any other
3 comments from the audience?

4 Thank you, sir.

5 MR. LODATO: We'll keep the
6 meeting open for a few more minutes.

7 (At this time, a brief recess
8 was taken.)

9 MAYOR KENNEDY: Mike, before
10 you close the meeting I just want to
11 say, on behalf of the Village of
12 Freeport, I want to thank the Town
13 of Hempstead IDA for all of the
14 developments and the construction,
15 economic development that you've
16 brought to the Village and so far
17 every one has been very effective
18 and helped the Village financially
19 so thank you very much. We're
20 definitely in favor of this
21 development moving forward.

22 HEARING OFFICER LODATO: Thank
23 you Mayor. As I stated earlier, we
24 love the comradery and the
25 relationship we have with the

Village and we look forward to this project and future projects within the Village of Freeport.

We're now viewing that it's 10:27 on April 11th. We're going to close this hearing for Regan Development, unless anyone else would like to speak, sine die.

Thank you.

MAYOR KENNEDY: Do we have a motion to close the meeting?

MR. DAVELLA: Motion.

MAYOR KENNEDY: Second?

MS. LANCASTER: Second.

HEARING OFFICER LODATO: All in favor?

(Aye by all.)

MAYOR KENNEDY: Any opposed?
Thank you very much. I appreciate it.

MR. GORDON: Thank you.

(Time noted: 10:28 p.m.)

CERTIFICATION

I, DOLLY FEVOLA, 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 11th day of April, 2022.

Dolly Fevola

DOLLY FEVOLA

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