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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: 159 HANSE DEVELOPMENT AGENCY

-----X

40 N. Ocean Avenue
Freeport, New York

November 14, 2022
10:00 a.m.

B E F O R E:
MAYOR ROBERT KENNEDY
VILMA LANCASTER, Trustee
MARK DAVELLA, Trustee
MICHAEL LODATO, Deputy Executive Director
JOHN GORDON, Esq.

Dolly Fevola,
Court Reporter

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550
BY: MICHAEL LODATO, Deputy Exec.
Director

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2 MAYOR KENNEDY: Let's stand for
3 the Pledge of Allegiance.

4 (Whereupon, the Pledge of
5 Allegiance is recited by all.)

6 MAYOR KENNEDY: I'd ask
7 everybody to shut your phones on
8 silence for the clear audio portion
9 of this meeting and I'll turn it
10 over to the IDA Mike Lodato now.
11 Mike.

12 MR. LODATO: Thank you, Mayor.

13 Good morning. My name is
14 Michael Lodato from the Town of
15 Hempstead Industrial Development
16 Agency. I'm the deputy executive
17 director. I'm accompanied by Mayor
18 Kennedy of Freeport Village, as well
19 as Vilma Lancaster and Mark Davella.

20 I will now read the Public
21 Hearing Notice into the record.

22 This is for 159 Hanse Development,
23 L.L.C.

24 Notice is hereby given that a
25 public hearing pursuant to Title 1

1
2 of Article 18-A of the New York
3 State General Municipal Law (the
4 "Hearing") will be held by the Town
5 of Hempstead Industrial Development
6 Agency on the 14th day of November,
7 2022, at 10:00 a.m., local time, at
8 40 North Ocean Avenue, Village of
9 Freeport, Town of Hempstead, New
10 York, in connection with the
11 following matters:

12 159 Hanse Development LLC, a
13 New York limited liability company,
14 on behalf of itself and all the
15 principals of 159 Hanse Development
16 LLC and/or an entity formed or to be
17 formed on behalf of any of the
18 foregoing (collectively, the
19 "Company") and Natural Foods, Inc.,
20 a New York business corporation, on
21 behalf of itself and/or the
22 principals of Natural Foods, Inc.,
23 and/or an entity formed or to be
24 formed on behalf of any of the
25 foregoing (collectively, the

1 "Sublessee"), submitted an
2 application for financial assistance
3 (the "Application") to the Town of
4 Hempstead Industrial Development
5 Agency (the "Agency") to enter into
6 a transaction in which the Agency
7 will assist in the acquisition of an
8 interest in an approximately 2.3
9 acre parcel of land located at 159
10 Hanse Avenue, Village of Freeport,
11 Town of Hempstead, Nassau County,
12 New York (the "Land"), the
13 renovation of the approximately
14 67,307 square foot building located
15 on the land (the "Improvements"),
16 and the acquisition of certain
17 fixtures, equipment and personal
18 property necessary for the
19 completion thereof (the "Equipment";
20 and together with the Land and the
21 Improvements, the "Facility"), which
22 Facility is to be subleased by the
23 Agency to the Company and further
24 sub-leased by the Company to the
25

1
2 Sublessee to be used by the
3 Sublessee as a production and
4 distributions facility in its food
5 and beverage business and for
6 related office space (the
7 "Project"). The Facility would be
8 initially owned, operated and/or
9 managed by the Company.

10 The Agency contemplates that it
11 would provide financial assistance
12 to the Company and the Sublessee in
13 the form of exemptions from mortgage
14 recording taxes in connection with
15 the financing or any subsequent
16 refinancing of the Facility,
17 exemptions from sales and use taxes
18 and abatement of real property
19 taxes.

20 The Company has requested that
21 the Agency provide financial
22 assistance to the Company in the
23 form of abatements of real property
24 taxes for a term of up to (15) years
25 (the "PILOT Benefit"). The proposed

1
2 PILOT Benefit deviates from the
3 Agency's Uniform Tax Exemption
4 Policy and Guidelines, as amended to
5 date (the "Policy"), because the
6 proposed PILOT Benefit would be for
7 a term of up to 15 years instead of
8 10 years. Copies of the proposed
9 PILOT payment schedule are available
10 on the Agency's website at
11 www.tohida.org. The Agency is
12 considering the proposed deviation
13 from the Policy due to the current
14 nature of the property and because
15 the Company and the Sublessee would
16 not undertake the Project and the
17 Project would not be economically
18 viable without a PILOT for a term of
19 up to 15 years.

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

1 requested by the Company and the
2 Sublessee. Comments may also be
3 submitted to the Agency in writing
4 electronically prior to or during
5 the Hearing by e-mailing them to
6 idamail@tohmail.org. Minutes of the
7 Hearing will be transcribed and
8 posted on the Agency's website.
9

10 Members of the public will have
11 the opportunity to review the
12 application for financial assistance
13 filed by the Company and the
14 Sublessee with the Agency and an
15 analysis of the costs and benefits
16 of the proposed Project, which can
17 be found on the Agency's website at
18 www.tohida.org.

19 The Agency anticipates that the
20 members of the Agency will consider
21 a resolution to approve the Project
22 and the financial assistance
23 requested by the Company and the
24 Sublessee, including the proposed 15
25 year PILOT Benefit requested by the

1
2 Company, at the Agency's Board
3 Meeting (the "Board Meeting") to be
4 held on November 16, 2022, at 9:00
5 a.m., local time, at 1 Washington
6 Street, Town Hall Pavilion,
7 Hempstead, New York 11550.

8 Town of Hempstead Industrial
9 Development Agency by Frederick E.
10 Parola, Chief Executive Officer.

11 Thank you.

12 MAYOR KENNEDY: Thank you.
13 Trustees, do you have any comment?

14 MS. LANCASTER: Yes. Good
15 morning. It is always a pleasure to
16 see that the IDA and our mayor have
17 been able to work on developing our
18 commercial area. This company, with
19 this move, they will be bringing 50
20 employees, but even though they
21 probably live in Queens or wherever,
22 they will probably, some of them,
23 will relocate to Freeport which will
24 be a great good for our properties.
25 With this move, of course, they're

1
2 going to get cheaper electric,
3 cheaper water and that would help in
4 their expenses for the year even
5 though they are applying for a PILOT
6 program.

7 MAYOR KENNEDY: That's a very
8 good point. I just want to thank
9 the IDA again because it's the
10 economic development that brings
11 additional property taxes to the
12 Village. It helps stabilize our
13 finances further 9 years at this
14 point, so I look forward to continue
15 working with the IDA and bringing
16 the business and stabilizing the
17 finances.

18 Thank you very much.

19 MR. DAVELLA: I think it's a
20 nice addition to the Industrial Park
21 and is a good renovation for the
22 building.

23 MR. GORDON: Good morning. I'm
24 John Gordon with Forchelli Deegan &
25 Terrana in Uniondale. I'm here on

1
2 behalf of the Applicant, Natural
3 Foods.

4 I'd just like to say that, you
5 know, the Applicant is excited to
6 complete this project. Not only
7 will they be bringing 50 jobs from
8 their existing location, but they
9 will also be committing to add
10 another 50 jobs over the next few
11 years which will benefit the
12 municipality and the residents as
13 well. They have outgrown their
14 space and need to expand and this is
15 the right property for the job.

16 Thank you for your
17 consideration.

18 MR. DAVELLA: One quick
19 question. We have to be back over
20 to the Town of Hempstead on the 16th
21 on this matter again. Specifically,
22 what is the item that we have to
23 reconsider or is there?

24 MR. GORDON: So far we've
25 gotten the inducement and that's

1
2 going to be the authorization of
3 authorizing resolution for final
4 approval, basically.

5 MR. DAVELLA: Oh, so there is
6 no amendment. We already considered
7 it and it is set to go forward.

8 MR. GORDON: Thank you.

9 MAYOR KENNEDY: Any comments
10 from the public?

11 MR. LODATO: I just want to say
12 on behalf of the Town of Hempstead
13 IDA, we really appreciate the
14 partnership we have with the mayor
15 and the Village as a whole and this
16 is a great project to bring into the
17 Village and we're excited about it.

18 MAYOR KENNEDY: I concur.

19 No other comments? So we're
20 going to remain open here just in
21 case we have any people that come in
22 for another half hour or so and
23 we'll commence at that point.

24 (At this time, a brief recess
25 was taken.)

1
2 MAYOR KENNEDY: Mr. Lodato,
3 should we make a motion to close the
4 meeting?

5 MR. LODATO: Yes, please.

6 MAYOR KENNEDY: Do I have a
7 motion to close the meeting?

8 MR. DAVELLA: Motion to close.

9 MS. LANCASTER: Second.

10 MAYOR KENNEDY: All in favor?

11 (Aye by all.)

12 MR. LODATO: We are now
13 observing it's 10:28 a.m. on
14 November 14th, Monday. We held the
15 meeting open 25 or so minutes.
16 We're closing this as long as no one
17 else would like to speak sine die.

18 Thank you very much everyone
19 for attending.

20 MAYOR KENNEDY: Thank you
21 everybody. Please get home safe.

22 MS. LANCASTER: Thank you.

23 (Time noted: 10:30 a.m.)
24
25

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 15th day of November, 2022.

Dolly Fevola

DOLLY FEVOLA

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