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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: 875 MERRICK, LLC

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350 Front Street  
Hempstead, New York

January 30, 2023  
9:30 a.m.

B E F O R E:  
MICHAEL LODATO, Deputy Executive Director

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

ALSO PRESENT:

JOHN GORDON, ESQ., Forcelli Deegan & Terrana

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MR. LODATO: Good morning.

My Name is Michael Lodato,  
Deputy Executive Director with the  
Town of Hempstead Industrial  
Development Agency. I will now read  
the Notice of Public Hearing into  
the record.

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 Agency (the "Agency") on  
the 30th day of January 2023, at  
9:30 a.m., local time at 350 Front  
Street, Courtroom, 2nd Floor,  
Hempstead, New York, in connection  
with the following matters:

875 Merrick, LLC, a New York  
limited liability company, on behalf  
of itself and/or the principals of  
875 Merrick, LLC and/or an entity  
formed or to be formed on behalf of  
the foregoing (collectively, the

1  
2 "Company"), submitted its  
3 application for financial assistance  
4 (the "Application") to the Town of  
5 Hempstead Industrial Development  
6 Agency (the "Agency") to enter into  
7 a transaction in which the Agency  
8 will assist in the acquisition of an  
9 approximately 2.08-acre parcel of  
10 land located at 875 Merrick Avenue,  
11 Westbury, New York 11590 (the  
12 "Land"), the renovation of an  
13 approximately 43,647 square foot  
14 building thereon (the  
15 "Improvements"), and the acquisition  
16 and installation therein of certain  
17 equipment and person property (the  
18 "Equipment"; and together with the  
19 Land and the Improvements, the  
20 Facility"), which Facility is to be  
21 leased by the Agency to the Company  
22 and subleased by the Company to  
23 future tenants (the "Tenants"), for  
24 use as an office building (the  
25 "Project"). The Facility will be

1  
2 initially owned, operated and/or  
3 managed by the Company.

4 The Facility will be leased by  
5 the Company to the Agency pursuant  
6 to a certain Company Lease and will  
7 be subleased by the Agency to the  
8 Company pursuant to a certain Lease  
9 and Project Agreement.

10 The Agency contemplates that it  
11 will provide financial assistance to  
12 the Company in the form of  
13 exemptions from sales and use taxes,  
14 exemptions from mortgage recording  
15 taxes, and abatement of real  
16 property taxes, consistent with the  
17 policies and resolutions of the  
18 Agency.

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

1  
2 Agency or the location or nature of  
3 the Facility. Prior to the hearing,  
4 all persons will have the  
5 opportunity to review on the  
6 Agency's website  
7 (<https://tohida.org/>) the  
8 application for financial assistance  
9 filed by the Company with the Agency  
10 and an analysis of the costs and  
11 benefits of the construction and  
12 ongoing operation of the proposed  
13 Facility.

14 Dated January 19, 2023. Town  
15 of Hempstead Industrial Development  
16 Agency.

17 Would anyone like to be heard?

18 MR. GORDON: Good morning.  
19 John Gordon from Forcelli, Deegan &  
20 Terrana on behalf of the Applicant.  
21 I just wanted to put my appearance  
22 on the record and give you facts  
23 about this.

24 This is going to be a  
25 \$3 million investment into this

1  
2 property which is an outdated,  
3 somewhat dilapidated office  
4 building. It's intended to attract  
5 the top tier tenant who is going to  
6 bring quality jobs to the property  
7 so that it continues to maintain  
8 employment and be a driver in  
9 economic development in the Town.

10 Thank you very much for your  
11 consideration.

12 HEARING OFFICER LODATO: Thank  
13 you, Mr. Gordon.

14 Let's go off the record.

15 (Whereupon, we are  
16 off-the-record awaiting anyone who  
17 would like to be heard.)

18 HEARING OFFICER LODATO: We've  
19 had this meeting open a little over  
20 20 minutes. I'm observing that it's  
21 9:53 a.m. on January 30th. I don't  
22 see anyone else present who would  
23 like to speak.

24 Thank you everyone for  
25 attending. I will now close this

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hearing on 875 Merrick sine die.

Thank you.

(Time noted: 9:53 a.m.)



CERTIFICATION

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

THAT the within transcript is a true record  
of my stenographic notes.

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 2nd day of February, 2023.

*Dolly Fevola*

DOLLY FEVOLA

<b>1</b>	<b>Agreement</b> [1] - 5:9 <b>ALSO</b> [1] - 2:7	<b>D</b>	<b>future</b> [1] - 4:23	<b>Land</b> [2] - 4:12, 4:19 <b>Law</b> [1] - 3:12
<b>1</b> [1] - 3:10 <b>11550</b> [1] - 2:5 <b>11590</b> [1] - 4:11 <b>18-A</b> [1] - 3:11 <b>19</b> [1] - 6:14	<b>analysis</b> [1] - 6:10 <b>appearance</b> [1] - 6:21 <b>Applicant</b> [1] - 6:20 <b>application</b> [2] - 4:3, 6:8 <b>Application</b> [1] - 4:4 <b>Article</b> [1] - 3:11	<b>Dated</b> [1] - 6:14 <b>Deegan</b> [2] - 2:8, 6:19 <b>Deputy</b> [3] - 1:16, 2:5, 3:4 <b>development</b> [1] - 7:9 <b>DEVELOPMENT</b> [1] - 2:4 <b>Development</b> [3] - 3:6, 4:5, 6:15 <b>die</b> [1] - 8:2 <b>dilapidated</b> [1] - 7:3 <b>Director</b> [3] - 1:16, 2:5, 3:4 <b>DOLLY</b> [2] - 9:3, 9:17 <b>dolly</b> [1] - 1:19 <b>driver</b> [1] - 7:8	<b>G</b>	<b>Lease</b> [2] - 5:6, 5:8 <b>leased</b> [2] - 4:21, 5:4 <b>liability</b> [1] - 3:21 <b>limited</b> [1] - 3:21 <b>LLC</b> [3] - 1:6, 3:20, 3:23 <b>local</b> [1] - 3:16 <b>located</b> [1] - 4:10 <b>location</b> [1] - 6:2 <b>LODATO</b> [5] - 1:16, 2:5, 3:2, 7:12, 7:18 <b>Lodato</b> [1] - 3:3
<b>2</b>	<b>assist</b> [1] - 4:8			
<b>2.08-acre</b> [1] - 4:9 <b>20</b> [1] - 7:20 <b>2023</b> [4] - 1:12, 3:15, 6:14, 9:13 <b>2nd</b> [2] - 3:17, 9:13	<b>assistance</b> [4] - 4:3, 5:11, 5:25, 6:8 <b>attending</b> [1] - 7:25 <b>attract</b> [1] - 7:4 <b>Avenue</b> [1] - 4:10 <b>awaiting</b> [1] - 7:16			
<b>3</b>	<b>B</b>		<b>H</b>	<b>M</b>
<b>3</b> [1] - 6:25 <b>30</b> [1] - 1:12 <b>30th</b> [2] - 3:15, 7:21 <b>350</b> [3] - 1:10, 2:4, 3:16	<b>behalf</b> [3] - 3:21, 3:24, 6:20 <b>benefits</b> [1] - 6:11 <b>blood</b> [1] - 9:8 <b>bring</b> [1] - 7:6 <b>building</b> [3] - 4:14, 4:24, 7:4 <b>BY</b> [1] - 2:5	<b>E</b>	<b>hand</b> [1] - 9:13 <b>hear</b> [1] - 5:21 <b>heard</b> [2] - 6:17, 7:17 <b>HEARING</b> [3] - 1:5, 7:12, 7:18 <b>hearing</b> [2] - 6:3, 8:2 <b>Hearing</b> [2] - 3:7, 3:10 <b>held</b> [1] - 3:13 <b>Hempstead</b> [7] - 1:10, 2:5, 3:5, 3:13, 3:18, 4:5, 6:15 <b>HEMPSTEAD</b> [1] - 2:3 <b>hereby</b> [2] - 3:9, 9:4 <b>hereunto</b> [1] - 9:12 <b><a href="https://tohida.org">https://tohida.org</a></b> [1] - 6:7	<b>maintain</b> [1] - 7:7 <b>managed</b> [1] - 5:3 <b>marriage</b> [1] - 9:8 <b>MATTER</b> [1] - 1:4 <b>matter</b> [1] - 9:11 <b>matters</b> [1] - 3:19 <b>meeting</b> [1] - 7:19 <b>MERRICK</b> [1] - 1:6 <b>Merrick</b> [4] - 3:20, 3:23, 4:10, 8:2 <b>MICHAEL</b> [2] - 1:16, 2:5 <b>Michael</b> [1] - 3:3 <b>million</b> [1] - 6:25 <b>minutes</b> [1] - 7:20 <b>morning</b> [2] - 3:2, 6:18 <b>mortgage</b> [1] - 5:14 <b>MR</b> [2] - 3:2, 6:18 <b>Municipal</b> [1] - 3:12
<b>4</b>	<b>C</b>		<b>I</b>	<b>N</b>
<b>43,647</b> [1] - 4:13			<b>Improvements</b> [2] - 4:15, 4:19 <b>IN</b> [2] - 1:4, 9:12 <b>INDUSTRIAL</b> [1] - 2:4 <b>Industrial</b> [4] - 3:5, 3:14, 4:5, 6:15 <b>installation</b> [1] - 4:16 <b>intended</b> [1] - 7:4 <b>interested</b> [1] - 9:10 <b>investment</b> [1] - 6:25 <b>itself</b> [1] - 3:22	
<b>8</b>	<b>certain</b> [3] - 4:16, 5:6, 5:8	<b>F</b>		
<b>875</b> [5] - 1:6, 3:20, 3:23, 4:10, 8:2	<b>CERTIFICATION</b> [1] - 9:2 <b>certify</b> [2] - 9:4, 9:7 <b>close</b> [1] - 7:25 <b>collectively</b> [1] - 3:25 <b>comments</b> [1] - 5:22 <b>company</b> [1] - 3:21 <b>Company</b> [10] - 4:2, 4:21, 4:22, 5:3, 5:5, 5:6, 5:8, 5:12, 5:25, 6:9 <b>connection</b> [1] - 3:18 <b>consideration</b> [1] - 7:11 <b>consistent</b> [1] - 5:16 <b>construction</b> [1] - 6:11 <b>contemplates</b> [1] - 5:10 <b>continues</b> [1] - 7:7 <b>costs</b> [1] - 6:10 <b>Court</b> [1] - 1:19 <b>Courtroom</b> [1] - 3:17	<b>Executive</b> [2] - 1:16, 3:4 <b>exemptions</b> [2] - 5:13, 5:14		
<b>9</b>			<b>J</b>	<b>O</b>
<b>9:30</b> [2] - 1:12, 3:16 <b>9:53</b> [2] - 7:21, 8:4		<b>Facility</b> [6] - 4:20, 4:25, 5:4, 6:3, 6:13 <b>facts</b> [1] - 6:22 <b>favor</b> [1] - 5:23 <b>February</b> [1] - 9:13 <b>Fevola</b> [1] - 1:19 <b>FEVOLA</b> [2] - 9:3, 9:17 <b>filed</b> [1] - 6:9 <b>financial</b> [4] - 4:3, 5:11, 5:24, 6:8 <b>Floor</b> [1] - 3:17 <b>following</b> [1] - 3:19 <b>foot</b> [1] - 4:13 <b>Forcelli</b> [2] - 2:8, 6:19 <b>foregoing</b> [1] - 3:25 <b>form</b> [1] - 5:12 <b>formed</b> [2] - 3:24 <b>Front</b> [3] - 1:10, 2:4, 3:16	<b>January</b> [4] - 1:12, 3:15, 6:14, 7:21 <b>jobs</b> [1] - 7:6 <b>John</b> [1] - 6:19 <b>JOHN</b> [1] - 2:8	<b>Name</b> [1] - 3:3 <b>nature</b> [1] - 6:2 <b>New</b> [7] - 1:10, 2:5, 3:11, 3:18, 3:20, 4:11, 9:4 <b>Notary</b> [1] - 9:3 <b>noted</b> [1] - 8:4 <b>notes</b> [1] - 9:6 <b>NOTICE</b> [1] - 1:5 <b>Notice</b> [2] - 3:7, 3:9
<b>A</b>			<b>L</b>	
<b>a.m</b> [4] - 1:12, 3:16, 7:21, 8:4 <b>abatement</b> [1] - 5:15 <b>above-stated</b> [1] - 5:20 <b>accept</b> [1] - 5:21 <b>acquisition</b> [2] - 4:8, 4:15 <b>action</b> [1] - 9:9 <b>AGENCY</b> [1] - 2:4 <b>Agency</b> [15] - 3:6, 3:14, 4:6, 4:7, 4:21, 5:5, 5:7, 5:10, 5:18, 5:19, 6:2, 6:9, 6:16 <b>Agency's</b> [1] - 6:6			<b>land</b> [1] - 4:10	<b>observing</b> [1] - 7:20 <b>OF</b> [3] - 1:4, 1:5, 2:3 <b>off-the-record</b> [1] - 7:16 <b>office</b> [2] - 4:24, 7:3

<p><b>OFFICER</b> [2] - 7:12, 7:18  <b>ongoing</b> [1] - 6:12  <b>open</b> [1] - 7:19  <b>operated</b> [1] - 5:2  <b>operation</b> [1] - 6:12  <b>opportunity</b> [1] - 6:5  <b>opposed</b> [1] - 5:23  <b>outcome</b> [1] - 9:11  <b>outdated</b> [1] - 7:2  <b>owned</b> [1] - 5:2</p>	<b>S</b>
<b>P</b>	<p><b>sales</b> [1] - 5:13  <b>see</b> [1] - 7:22  <b>set</b> [1] - 9:13  <b>sine</b> [1] - 8:2  <b>somewhat</b> [1] - 7:3  <b>square</b> [1] - 4:13  <b>State</b> [2] - 3:12, 9:4  <b>stenographic</b> [1] - 9:6  <b>Street</b> [3] - 1:10, 2:4, 3:17  <b>subleased</b> [2] - 4:22, 5:7  <b>submitted</b> [1] - 4:2</p>
<p><b>parcel</b> [1] - 4:9  <b>parties</b> [1] - 9:8  <b>person</b> [1] - 4:17  <b>persons</b> [2] - 5:22, 6:4  <b>place</b> [1] - 5:21  <b>policies</b> [1] - 5:17  <b>PRESENT</b> [1] - 2:7  <b>present</b> [1] - 7:22  <b>principals</b> [1] - 3:22  <b>Project</b> [1] - 5:9  <b>Project")</b> [1] - 4:25  <b>property</b> [4] - 4:17, 5:16, 7:2, 7:6  <b>proposed</b> [2] - 5:24, 6:12  <b>provide</b> [1] - 5:11  <b>PUBLIC</b> [1] - 1:5  <b>Public</b> [3] - 3:7, 3:10, 9:3  <b>pursuant</b> [3] - 3:10, 5:5, 5:8  <b>put</b> [1] - 6:21</p>	<b>T</b>
<b>Q</b>	<p><b>taxes</b> [3] - 5:13, 5:15, 5:16  <b>tenant</b> [1] - 7:5  <b>tenants</b> [1] - 4:23  <b>Tenants</b> [1] - 4:23  <b>Terrana</b> [2] - 2:8, 6:20  <b>THAT</b> [2] - 9:5, 9:10  <b>THE</b> [1] - 1:4  <b>therein</b> [1] - 4:16  <b>thereon</b> [1] - 4:14  <b>tier</b> [1] - 7:5  <b>Title</b> [1] - 3:10  <b>together</b> [1] - 4:18  <b>top</b> [1] - 7:5  <b>TOWN</b> [1] - 2:3  <b>Town</b> [5] - 3:5, 3:13, 4:4, 6:14, 7:9  <b>transaction</b> [1] - 4:7  <b>transcript</b> [1] - 9:5  <b>true</b> [1] - 9:5</p>
<p><b>quality</b> [1] - 7:6</p>	<b>V</b>
<b>R</b>	<p><b>views</b> [1] - 5:22</p>
<p><b>RE</b> [1] - 1:6  <b>read</b> [1] - 3:6  <b>real</b> [1] - 5:15  <b>record</b> [5] - 3:8, 6:22, 7:14, 7:16, 9:5  <b>recording</b> [1] - 5:14  <b>related</b> [1] - 9:7  <b>renovation</b> [1] - 4:12  <b>Reporter</b> [1] - 1:19  <b>representative</b> [1] - 5:19  <b>resolutions</b> [1] - 5:17  <b>review</b> [1] - 6:5</p>	<b>W</b>
<b>Y</b>	<p><b>website</b> [1] - 6:6  <b>Westbury</b> [1] - 4:11  <b>WHEREOF</b> [1] - 9:12  <b>WITNESS</b> [1] - 9:12  <b>written</b> [1] - 5:21</p>
<p><b>York</b> [7] - 1:10, 2:5, 3:11, 3:18, 3:20, 4:11, 9:4</p>	<b>Y</b>