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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 16th day of February 2023, at 9:30 a.m., local time, at Nathan L.H. Bennet Pavilion, 1 Washington Street, Hempstead, New York, in connection with the following matters:

The Agency previously provided its assistance to 110 Graham Realty LLC, a limited liability company duly authorized and validly existing under the laws of the State of New York (the “**Company**”) with a certain industrial development facility which consisted of the acquisition of an approximately 3.8 acre parcel of land located at 110 West Graham Avenue, Village of Hempstead, Town of Hempstead, New York (the “**Land**”), and the construction, renovation and equipping thereon of an existing approximately 83,400 square foot building, together with an approximately 12,445 square foot addition totaling an approximately 98,755 square foot facility includes a two-story building with indoor parking, and the installation of certain equipment including, but not limited to, lifts, air compressors, prep equipment, office furniture and car wash equipment (collectively, the “**Original Improvements**”and “**Original Equipment**”; and, together with the Land, the “**Original Facility**”), all subleased by the Company to the Agency and sub-subleased by the Agency to, and used by, the Company in the operation of a Mercedes Benz, USA dealership offering sales of new and used automobiles and service of automobiles to its customers, including the following, as they relate to the acquisition, renovation and equipping of such Original Facility, whether or not any materials or supplies described below are incorporated into or are an integral part of such Original Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, renovation and equipping of the Original Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, renovation and equipping of the Original Facility, and (iii) all equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Original Facility (the “**Original Project**”).

The Company has submitted a request to the Agency for financial assistance and a modification and extension of the abatement of real property taxes on the Original Facility for a term of up to two (2) additional years (the “**PILOT Extension**”), in connection with the renovation and equipping of the Original Improvements, together with the acquisition and installation of furniture, fixtures and equipment (the “**2022 Improvements**” (and together with the Original Improvements, the “**Improvements**”), and the “**2022 Equipment**” (and together with the Original Equipment, the “**Equipment**”); and together with the Land, the “**2022 Facility**”, and the 2022 Facility together with the Original Facility, the “**Facility**”), all to be subleased by the Company to the Agency and sub-subleased by the Agency to, and continued to be used by, the Company in the operation of a Mercedes Benz, USA dealership offering sales of new and used automobiles and service of automobiles to its customers, including the following, as they relate to the acquisition, renovation and equipping of such Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, renovation and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, renovation and equipping of the Facility, and (iii) all equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Facility (the “**2022 Project**”, and together with the Original Project, the “**Project**”). The Facility will continue to be owned, operated and/or managed by the Company.

The Agency has previously acquired a leasehold interest in the Original Facility, and will continue to lease and sublease the Facility to the Company. The Agency contemplates that it will continue to provide financial assistance to the Company in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes, and the modification and extension of current abatements of real property taxes, consistent with the policies 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 5, 2023

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer