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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: PGD BALDWIN COMMONS, LLC

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350 Front Street
Hempstead, New York

April 10, 2023
9:15 a.m.

B E F O R E:

MICHAEL LODATO, Deputy Executive Director

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 11550
BY: MICHAEL LODATO
FREDERICK PAROLA, CEO

ALSO PRESENT:

JOHN GORDON,
FORCHELLI, DEEGAN & TERRANA, ESQS.

SUSAN COOLS

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the
4 Deputy Executive Director for the
5 Town of Hempstead IDA and we're
6 opening a Public Hearing today on
7 April 10, 2023, at 9:16 a.m., local
8 time. I will now read the Notice of
9 Public Hearing into the record.
10 This is for PGD Baldwin Commons,
11 L.L.C.

12 Notice is hereby given that a
13 public hearing pursuant to Title 1
14 of Article 18-A of the New York
15 State General Municipal Law will be
16 held by the Town of Hempstead
17 Industrial Development Agency (the
18 "Agency") on the 10th day of
19 April 2023, at 9:15 a.m., local
20 time, at 350 Front Street, 2nd
21 Floor, Room 234A, Hempstead, New
22 York in connection with the
23 following matters:

24 PGD Baldwin Commons, LLC, a New
25 York limited liability company, on

1
2 behalf of itself and/or the
3 principals of PGD Baldwin Commons,
4 LLC and/or an entity formed or to be
5 formed on behalf of the foregoing
6 (collectively, the "Company"),
7 submitted its application for
8 financial assistance (the
9 "Application") to the Town of
10 Hempstead Industrial Development
11 Agency (the "Agency") to enter into
12 a transaction in which the Agency
13 will assist in the acquisition of
14 approximately 0.50 acre parcel of
15 land located at 785 Merrick Road,
16 Baldwin, New York 11510 (the
17 "Land"), the demolition of an
18 existing approximately 3,200 square
19 foot building thereon, the
20 construction of an approximately
21 32,469 square foot 4-story rental
22 apartment building thereon with
23 approximately 33 rental units (the
24 proposed 33 apartments will include
25 27 one-bedroom units and 6

1
2 two-bedroom units), along with space
3 for a leasing office, a community
4 room and a fitness room (the
5 "Improvements", and the acquisition
6 and installation therein of certain
7 equipment and personal property (the
8 "Equipment"; and together with the
9 Land and the Improvements, the
10 "Facility"), which Facility is to be
11 leased by the Agency to the Company
12 and used by the Company as a mixed
13 use rental apartment complex with
14 all units marketed to households
15 earning up to 60 percent Area Median
16 Income, including 10 percent
17 designed as fully accessible and 4
18 percent designed for the hearing and
19 visually impaired (the "Project").
20 The Facility will be initially
21 owned, operated and/or managed by
22 the Company.

23 The Facility will be leased by
24 the Company to the Agency pursuant
25 to a certain Company Lease and will

1
2 be subleased by the Agency to the
3 Company pursuant to a certain Lease
4 and Project Agreement.

5 The Agency contemplates that it
6 will provide financial assistance to
7 the Company in the form of
8 exemptions from mortgage recording
9 taxes in connection with the
10 financing or any subsequent
11 refinancing of the Facility,
12 exemptions from sales and use taxes
13 and abatement of real property with
14 the policies and resolutions of the
15 Agency.

16 A representative of the Agency
17 will, at the above-stated time and
18 place, hear and accept written
19 comments from all persons with views
20 in favor of or opposed to either the
21 proposed grant of financial by the
22 Agency or the location or nature of
23 the Facility. Prior to the hearing,
24 all persons will have the
25 opportunity to review on the

1
2 Agency's website
3 (<https://tohida.org/>) the
4 application for financial assistance
5 filed by the Company with the Agency
6 and an analysis of the costs and
7 benefits of the construction and
8 on-going operation of the proposed
9 Facility.

10 If anyone would like to be
11 heard, please state your name, where
12 you're from and speak for the
13 record. Thank you.

14 MR. GORDON: Good morning. My
15 name is John Gordon. I'm from
16 Forchelli, Deegan & Terrana in
17 Uniondale. I'm here on behalf of
18 the applicant.

19 This project is a response to
20 and a result of a multi-year effort
21 to revitalize the downtown Baldwin
22 commercial corridor. There have
23 been a few master developers who
24 have tried to get the development
25 going in that area. So far no

1
2 projects have yet come to fruition
3 so this would be the first one.

4 It's 33 units, 4 stories. It's
5 100 percent affordable. It's going
6 to be financed with low-income
7 housing tax credits. So this type
8 of structure, the rents are very
9 limited in terms of what can be
10 charged. As a result, in order for
11 it to be financially feasible, it
12 requires a PILOT. So that's why the
13 applicant is requesting financial
14 assistance from this agency and we
15 appreciate your consideration.
16 Thank you.

17 MR. LODATO: Thank you. I'm
18 accompanied by CEO Frederick E.
19 Parola.

20 MR. PAROLA: Good morning.

21 MR. LODATO: If anyone else
22 would like to be heard, please feel
23 free otherwise we're --

24 MS. COOLS: I am Sue Cools.
25 I'm president of the Baldwin School

1 Board and I'm just here to observe.

2 MR. LODATO: Okay. Thank you.

3 MR. PAROLA: We don't expect
4 this will generate any children
5 either, do we, in the school
6 district?
7

8 MR. GORDON: I'm pretty sure it
9 was referenced in the feasibility
10 study so I can look and see if they
11 had --

12 MR. PAROLA: Right. If it was,
13 it was like one or two at the most.
14 It's still only 33 units which is
15 goo.

16 MR. LODATO: We'll keep this
17 meeting open and we'll be back at
18 9:35 or so and give everyone a few
19 minutes in case anyone is straggling
20 in.

21 (Whereupon, a recess was
22 taken.)

23 MR. LODATO: I'm observing
24 we've been open for a little over
25 20 minutes. We will now close this

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Proceedings- PGD Baldwin 10

hearing for PGD Baldwin Commons, LLC
at 9:36 on April 10th, Monday, sine
die. Thank you.

(Time noted: 9:36 p.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 13th day of April, 2023.

Dolly Fevola

DOLLY FEVOLA

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