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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 10th day of April 2023, at 9:15 a.m., local time, at 350 Front Street 2nd Floor, Room 234A, Hempstead, New York in connection with the following matters:

PGD Baldwin Commons, LLC, a New York limited liability company, on behalf of itself and/or the principals of PGD Baldwin Commons, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”), submitted its application for financial assistance (the “**Application**”) to the Town of Hempstead Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 0.50 acre parcel of land located at 785 Merrick Road, Baldwin, New York 11510 (the “**Land**”), the demolition of an existing approximately 3,200 square foot building thereon, the construction of an approximately 32,469 square foot, four-story rental apartment building thereon, with approximately 33 rental units, (the proposed 33 apartments will include 27 one-bedroom units and 6 two-bedroom units), along with space for a leasing office, a community room and a fitness room (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility is to be leased by the Agency to the Company and used by the Company as a mixed use rental apartment complex with all units marketed to households earning up to sixty percent (60%) Area Median Income, including ten percent (10%) designed as fully accessible and four percent (4%) designed for the hearing and visually impaired (the “**Project**”). The Facility will be initially owned, operated and/or managed by the Company.

The Facility will be leased by the Company to the Agency pursuant to a certain Company Lease and will be subleased by the Agency to the Company pursuant to a certain Lease and Project Agreement.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, consistent with the policies and resolutions 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: March 26 2023, TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer