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

Baldwin Jaz LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Baldwin Jaz LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the “**Company**”), has applied to the Town of Hempstead Industrial Development Agency (the “**Agency**”), for assistance in the acquisition of multiple parcels of land totaling approximately 1.8 acres of land, located at 2253 Grand Avenue, 734, 736, 746, and 752 Sunrise Highway, and 2292 Harrison Avenue in Baldwin, New York (the “**Land**”), the excavation and removal of debris from an existing used car lot, the construction of an approximately 59,341 square-foot building containing approximately 215 residential units (consisting of a mix of approximately 46 studio units, 138 one-bedroom units and 31 two-bedroom units) and approximately 5,000 square feet of ground floor retail and restaurant space, together with a public/private outdoor amenity space linking Grand Avenue with Sunrise Highway and contiguous with the proposed retail and restaurant space, and the construction of approximately 251 on-site parking spaces (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 multi-family transit-oriented development and ground floor retail and restaurant space to be known as The Grand at Baldwin (the “**Project**”), and ten percent (10%) of the residential units will be set aside as “workforce housing” pursuant to U.S. Department of Urban Development Guidelines and the Project will follow the Town of Hempstead’s BMX Overlay Code and the Downtown Revitalization Initiative plans. 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: April 20, 2023 TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer