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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: DOVER FREEPORT LLC

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46 N. Ocean Avenue  
Freeport, New York

December 12, 2023  
10:00 a.m.

B E F O R E:

ROBERT T. KENNEDY, Mayor

FREDERICK PAROLA, TOH CEO

MICHAEL LODATO, TOH Deputy Exec Director

VILMA LANCASTER, Board Member

MARK DAVELLA, Board Member

LADONNA TAYLOR, Board Member

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

ALSO PRESENT:

PETER KRAMER, ESQ.,  
Representing Dover Freeport LLC

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(Whereupon, The Pledge of Allegiance was recited.)

MAYOR KENNEDY: Thank you.

MR. LODATO: Good morning. My name is Michael Lodato. I'm the Deputy Executive direct of the Town of Hempstead IDA. I'm accompanied by Frederick Parola, CEO, as well as the Freeport Town of Hempstead Board members; Mayor Kennedy, Vilma Lancaster, Mark Davella and Ladonna Taylor. We're here today for the Public Hearing for Dover Freeport L.L.C.

I will now read the Public Hearing Notice 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 Development Agency, (the "Agency") on the 12th day of December, 2023 at 10:00 a.m., local

1  
2 time, at Freeport Village Hall, 46  
3 North Ocean Avenue, Freeport, New  
4 York 11520 in connection with the  
5 following matters:

6 The Agency previously provided  
7 its assistance to Dover Freeport,  
8 LLC, a New York limited liability  
9 company (the "Company") in the  
10 acquisition of land located at 27  
11 St. John's Place and the adjacent  
12 property located at 8 Maple Place,  
13 each in the Village of Freeport,  
14 Town of Hempstead, Nassau County,  
15 New York, totaling approximately 1.6  
16 acres (the "Land"), and the  
17 construction, renovation and  
18 equipping of an approximately 37,000  
19 square foot one-story building  
20 located thereon, together with the  
21 improvements, structures and other  
22 related facilities attached to the  
23 Land (collectively, the "Original  
24 Improvements" and "Original  
25 Equipment") all leased by the Agency

1  
2 to the Company for further sublease  
3 by the Company to, and used by Dover  
4 Gourmet Corp., a New York business  
5 corporation (the "Sublessee"), in  
6 the management and operation of food  
7 and hospitality service  
8 establishments, vending machine  
9 service, recreation and leisure  
10 facilities, and catering and banquet  
11 facilities (the Land, Original  
12 Improvements and Original Equipment  
13 are collectively, the "Original  
14 Facility") including the following,  
15 as they relate to the acquisition,  
16 construction, renovation and  
17 equipping of such Original Facility,  
18 whether or not any materials or  
19 supplies described below are  
20 incorporated into or become an  
21 integral part of such Original  
22 Facility: (I) all purchases, leases,  
23 rentals and other uses of tools,  
24 machinery and equipment in  
25 connection with the acquisition,

1  
2 construction, renovation,  
3 rehabilitation and equipping in  
4 connection with the acquisition,  
5 construction, renovation,  
6 rehabilitation and equipping of the  
7 Original Facility, (ii) all  
8 purchases, rentals, uses or  
9 consumption of supplies, materials  
10 and services of every kind and  
11 description used in connection with  
12 the acquisition, construction,  
13 renovation rehabilitation and  
14 equipping of the Original Facility,  
15 and (iii) all equipment, machinery  
16 and other tangible personal property  
17 (including installation costs with  
18 respect thereto) installed or placed  
19 in, upon or under such Original  
20 Facility (the "Original Project").

21 The Company and the Sublessee  
22 have submitted a request to the  
23 Agency for financial assistance and  
24 a modification and extension of the  
25 abatement of real property taxes on

1  
2 the Original Facility for a term of  
3 up to fifteen (15) additional years  
4 (the "PILOT Extension"), in  
5 connection with the renovation and  
6 equipping of the Original  
7 Improvements, together with the  
8 acquisition and installation of  
9 furniture, fixtures and equipment  
10 (the "2023 Improvements" (and  
11 together with the Original  
12 Improvements, the "Improvements"),  
13 and the "2023 Equipment" (and  
14 together with the Original  
15 Equipment, the Equipment"); and  
16 together with the Land, the "2023  
17 Facility", and the 2023 Facility  
18 together with the Original Facility,  
19 the "Facility"), all to be subleased  
20 by the Agency to the Company and  
21 further subleased to the Sublessee  
22 and used by the Sublessee in the  
23 management and operation of food and  
24 hospitality service establishments,  
25 vending machine service, recreation

1  
2 and leisure facilities, and catering  
3 and banquet facilities and other  
4 uses as a wholesale distributor in  
5 the food and hospitality industry  
6 (the "2023 Project", and together  
7 with the Original Project, the  
8 "Project"). The Facility will  
9 continue to be owned by the Company  
10 and operated and/or managed by the  
11 Sublessee.

12 The Agency has previously  
13 acquired a leasehold interest in the  
14 Original Facility, and will continue  
15 to lease the Facility to the Company  
16 for further subleasing to the  
17 Sublessee. The Agency contemplates  
18 that it will continue to provide  
19 financial assistance to the Company  
20 and the Sublessee in the form of  
21 exemptions from sales and use taxes,  
22 exemptions from mortgage recording  
23 taxes, and the modification and  
24 extension of current abatements of  
25 real property taxes, consistent with



1  
2 the policies of the Agency.

3 A representative of the Agency  
4 will, at the above-stated time and  
5 place, hear and accept written  
6 comments from all persons with views  
7 in favor of or opposed to either the  
8 proposed grant of financial  
9 assistance to the Company and the  
10 Sublessee by the Agency or the  
11 location or nature of the Facility.  
12 Prior to the hearing, all persons  
13 will have the opportunity to review  
14 on the Agency's website  
15 (<https://tohida.org/>) the  
16 application for financial assistance  
17 filed by the Company and the  
18 Sublessee with the Agency and an  
19 analysis of the costs and benefits  
20 of the construction/renovation and  
21 on-going operation of the proposed  
22 Facility. Thank you.

23 If anyone would like to speak,  
24 please state your name for the  
25 record for the stenographer and you

1  
2 may step up.

3 Whereupon, a recess was taken  
4 to await any attendees.)

5 MR. LODATO: I'm not seeing  
6 anyone else coming that would like  
7 to speak for the Dover Freeport,  
8 L.L.C. public hearing. I would like  
9 to close this meeting sine die and  
10 thank you to the mayor and everyone  
11 else for hosting us. We really  
12 appreciate it and we look forward to  
13 doing this project.

14 MAYOR KENNEDY: In closing, I  
15 just want to thank the Town of  
16 Hempstead IDA it's contributed to  
17 the economic development in the  
18 Village of Freeport and it's also  
19 contributed significantly to our  
20 ability to have ten consecutive  
21 years of a zero percent tax  
22 increase. I'm sure this PILOT will  
23 be an asset to our Freeport  
24 businesses and our residents and I  
25 want to thank the IDA again for

1  
2 helping us develop that economic  
3 development in the Village of  
4 Freeport.

5 MR. PAROLA: We join in that.  
6 Freeport is a great place to do  
7 business. Come on down.

8 MAYOR KENNEDY: Do we need a  
9 motion to close the meeting?

10 MR. PAROLA: No.

11 MAYOR KENNEDY: Ladies and  
12 Gentlemen, thank you for joining us  
13 here today.

14 MR. LODATO: Thank you.

15 (Time noted: 10:26 a.m.)  
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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 12th day of December, 2023.



DOLLY FEVOLA

<p style="text-align: center;"><b>1</b></p> <p>1 [1] - 3:19  <b>1.6</b> [1] - 4:15  <b>10:00</b> [2] - 1:11, 3:25  <b>10:26</b> [1] - 11:15  <b>11520</b> [1] - 4:4  <b>11550</b> [1] - 2:5  <b>12</b> [1] - 1:10  <b>12th</b> [2] - 3:24, 12:13  <b>15</b> [1] - 7:3  <b>18-A</b> [1] - 3:20</p>	<p><b>Agency's</b> [1] - 9:14  <b>Allegiance</b> [1] - 3:3  <b>ALSO</b> [1] - 2:7  <b>analysis</b> [1] - 9:19  <b>application</b> [1] - 9:16  <b>appreciate</b> [1] - 10:12  <b>Article</b> [1] - 3:20  <b>asset</b> [1] - 10:23  <b>assistance</b> [5] - 4:7, 6:23, 8:19, 9:9, 9:16  <b>attached</b> [1] - 4:22  <b>attendees</b> [1] - 10:4  <b>Avenue</b> [2] - 1:8, 4:3  <b>await</b> [1] - 10:4</p>	<p><b>renovation</b> [1] - 9:20  <b>consumption</b> [1] - 6:9  <b>contemplates</b> [1] - 8:17  <b>continue</b> [3] - 8:9, 8:14, 8:18  <b>contributed</b> [2] - 10:16, 10:19  <b>Corp</b> [1] - 5:4  <b>corporation</b> [1] - 5:5  <b>costs</b> [2] - 6:17, 9:19  <b>County</b> [1] - 4:14  <b>Court</b> [1] - 1:20  <b>current</b> [1] - 8:24</p>	<p><b>Exec</b> [1] - 1:15  <b>Executive</b> [1] - 3:7  <b>exemptions</b> [2] - 8:21, 8:22  <b>extension</b> [2] - 6:24, 8:24  <b>Extension</b> [1] - 7:4</p>	<p><b>HEARING</b> [1] - 1:4  <b>Hearing</b> [2] - 3:14, 3:17  <b>hearing</b> [3] - 3:19, 9:12, 10:8  <b>held</b> [1] - 3:22  <b>helping</b> [1] - 11:2  <b>HEMPSTEAD</b> [1] - 2:3  <b>Hempstead</b> [6] - 2:5, 3:8, 3:10, 3:22, 4:14, 10:16  <b>hereby</b> [2] - 3:18, 12:4  <b>hereunto</b> [1] - 12:12  <b>hospitality</b> [3] - 5:7, 7:24, 8:5  <b>hosting</b> [1] - 10:11  <b>https://tohida.org</b> [1] - 9:15</p>
<p style="text-align: center;"><b>2</b></p>	<p style="text-align: center;"><b>B</b></p>	<p style="text-align: center;"><b>D</b></p>	<p style="text-align: center;"><b>F</b></p>	<p style="text-align: center;"><b>I</b></p>
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<p style="text-align: center;"><b>3</b></p>				
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<p style="text-align: center;"><b>4</b></p>				
<p><b>46</b> [2] - 1:8, 4:2</p>				
<p style="text-align: center;"><b>8</b></p>	<p style="text-align: center;"><b>C</b></p>			
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<p style="text-align: center;"><b>H</b></p>			<p><b>General</b> [1] - 3:21  <b>Gentlemen</b> [1] - 11:12  <b>given</b> [1] - 3:18  <b>Gourmet</b> [1] - 5:4  <b>grant</b> [1] - 9:8  <b>great</b> [1] - 11:6</p>	<p style="text-align: center;"><b>K</b></p>
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