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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: CONKLIN ESTATES, LLC

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December 20, 2023
10:00 a.m.

350 Front Street
Hempstead, New York

B E F O R E:
MICHAEL LODATO, Deputy Executive Director

Christina Schmidt,
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, Deputy Executive
Director

ALSO PRESENT:

FREDRICK E. PAROLA, CEO
JOHN GORDON, ESQ., Forchelli Deegan Terrana

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato, L-O-D-A-T-O.
4 I'm the Deputy Executive Director of
5 the Town of Hempstead IDA. I'm
6 accompanied by Fredrick E. Parola,
7 P-A-R-O-L-A. He is the CEO of the
8 Town of Hempstead IDA. We are
9 observing that it is 10 a.m. on
10 December 20, 2023.

11 I will now read the Notice of
12 Public Hearing into the record for
13 Conklin Estates, LLC.

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

1
2 Conklin Estates, LLC, a limited
3 liability company, organized and
4 existing under the laws of the State
5 of New York, on behalf of itself
6 and/or the principals of Conklin
7 Estates, LLC and/or an entity formed
8 or to be formed on behalf of the
9 foregoing (collectively, the
10 "Company") has applied to the Agency
11 for assistance in the acquisition of
12 an approximately 0.8242 acre parcel
13 of land located at 37 Conklin
14 Avenue, Woodmere, New York (more
15 particularly Tax Map No. Section 41,
16 Block 23, Lots 144 (341), 150 (340)
17 and 349) (the "Land"), the
18 construction of an approximately 21,
19 783 square foot, 16-unit residential
20 apartment building with parking on
21 ground floor and sub-level to be
22 located thereon (the "Improvements")
23 and the acquisition and installation
24 therein of certain equipment and
25 personal property (the "Equipment";

1
2 and together with the Land and
3 improvements, the "Facility"), which
4 Facility is to be leased by the
5 Agency to the Company and used by
6 the Company as a market-rate
7 residential housing development (the
8 "Project"). The Facility will be
9 initially owned, operated and/or
10 managed by the Company.

11 The Facility will leased by the
12 Company to the Agency pursuant to a
13 certain Company Lease and will be
14 subleased by the Agency to the
15 Company pursuant to a certain Lease
16 and Project agreement.

17 The Agency contemplates that it
18 will provide financial assistance to
19 the Company in the form of
20 exemptions from mortgage recording
21 taxes in connection with the
22 financing or any subsequent
23 refinancing of the Facility,
24 exemptions from sales and use taxes
25 and abatement of real property

1
2 taxes, consistent with the policies
3 and resolutions of the Agency.

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

23 If anyone would like to speak,
24 please come up. State your name and
25 where you're from and the

1
2 stenographer and the live stream
3 will capture your comments. Thank
4 you.

5 MR. GORDON: Good morning, John
6 Gordon for Forchelli Deegan Terrana,
7 Uniondale, representing Conklin
8 Estates LLC.

9 This is a 16-unit market-rate
10 rental housing development that's
11 being proposed. It's a
12 transit-oriented development in the
13 vicinity of the Woodmere Long Island
14 Railroad Station.

15 What we're asking for is a
16 20-year PILOT on terms already
17 discussed with Agency staff, as well
18 as sales tax exemption and mortgage
19 recording tax exemption for the
20 construction financing for the
21 Project.

22 The Project costs are around
23 \$10,000,000 on 16 units so it's, you
24 know, expensive to build and the
25 as-built taxes are very high so the

1
2 PILOT is necessary in order to make
3 this financially feasible, as well
4 as the other financial assistance.

5 Thank you for your
6 consideration.

7 MR. LODATO: Thank you, John.

8 MR. PAROLA: Mr. Gordon, have
9 you had any input from local
10 governments like the County
11 legislator or Town of Hempstead
12 counsel persons or supervisor's
13 office?

14 MR. GORDON: We haven't
15 received any comment.

16 MR. PAROLA: Okay, thank you.

17 Do you have anything?

18 MR. LODATO: No.

19 MR. PAROLA: Well, you're
20 already through the building
21 department. I trust that you've
22 filed.

23 MR. GORDON: Yes.

24 MR. PAROLA: So you would have
25 heard, I trust, if there was a

1
2 problem. It's a good project the
3 staff believes. I think the Board
4 will agree. Thank you, Mr. Gordon.

5 (Whereupon, a short recess was
6 taken.)

7 MR. LODATO: We're now
8 observing that it's 10:25 a.m. on
9 Wednesday, December 20th. We're now
10 going to close this public hearing
11 for Conklin Estates sine die. Thank
12 you everyone for attending.

13 (Time noted: 10:25 a.m.)
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CERTIFICATION

I, CHRISTINA SCHMIDT, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the testimony given by said witness.

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 2nd day of January, 2024.

Handwritten signature of Christina Schmidt over a dashed line.

CHRISTINA SCHMIDT

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