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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 12th day of December, 2023, at 10:00 a.m., local time, at Freeport Village Hall, 46 North Ocean Avenue, Freeport, New York, 11520 in connection with the following matters:

The Agency previously provided its assistance to Dover Freeport LLC, a New York limited liability company (the “**Company**”) in the acquisition of land located at 27 St. John’s Place and the adjacent property located at 8 Maple Place, each in the Village of Freeport, Town of Hempstead, Nassau County, New York, totaling approximately 1.6 acres (the “**Land**”), and the construction, renovation and equipping of an approximately 37,000 square foot one-story building located thereon, together with improvements, structures and other related facilities attached to the Land (collectively, the “**Original Improvements**” and “**Original Equipment**”) all leased by the Agency to the Company for further sublease by the Company to, and used by Dover Gourmet Corp., a New York business corporation (the “**Sublessee**”), in the management and operation of food and hospitality service establishments, vending machine service, recreation and leisure facilities, and catering and banquet facilities (the Land, Original Improvements and Original Equipment are collectively, the “**Original Facility**”) including the following, as they relate to the acquisition, construction, renovation and equipping of such Original Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Original Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, construction, renovation, rehabilitation and equipping of the Original Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, construction, renovation, rehabilitation and equipping of the Original Facility, and (iii) all equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Original Facility (the “**Original Project**”).

The Company and the Sublessee have submitted a request to the Agency for financial assistance and a modification and extension of the abatement of real property taxes on the Original Facility for a term of up to fifteen (15) additional years (the “**PILOT Extension**”), in connection with the renovation and equipping of the Original Improvements, together with the acquisition and installation of furniture, fixtures and equipment (the “**2023 Improvements**” (and together with the Original Improvements, the “**Improvements**”), and the “**2023 Equipment**” (and together with the Original Equipment, the “**Equipment**”); and together with the Land, the “**2023 Facility**”, and the 2023 Facility together with the Original Facility, the “**Facility**”), all to be leased by the Agency to the Company and further subleased to the Sublessee and used by the Sublessee in the management and operation of food and hospitality service establishments, vending machine service, recreation and leisure facilities, and catering and banquet facilities and other uses as a wholesale distributor in the food and hospitality industry (the “**2023 Project**”, and together with the Original Project, the “**Project**”). The Facility will continue to be owned by the Company and operated and/or managed by the Sublessee.

The Agency has previously acquired a leasehold interest in the Original Facility, and will continue to lease the Facility to the Company for further subleasing to the Sublessee. The Agency contemplates that it will continue to provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes, and the modification and extension of current abatements of real property taxes, consistent with the policies 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 and the Sublessee 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 and the Sublessee with the Agency and an analysis of the costs and benefits of the construction/renovation and on-going operation of the proposed Facility.

Dated: November 24, 2023

TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY

By: Frederick E. Parola

Title: Chief Executive Officer