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IN THE MATTER OF A NOTICE OF
PUBLIC HEARING
RE: 159 HANSE DEVELOPMENT AGENCY

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40 N. Ocean Avenue
Freeport, New York
October 24, 2024
10:00 a.m.

B E F O R E:
MAYOR ROBERT KENNEDY
VILMA LANCASTER, Village Assessor
MICHAEL LODATO, Deputy Executive Director
JOHN GORDON, ESQ., Forchelli Deegan Terrana
PAUL O'BRIEN, ESQ., Phillips Lytle

Christina Schmidt,
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, Deputy Executive
Director

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2 MR. LODATO: Good morning. My
3 name is Michael Lodato. I'm the
4 Deputy Executive Director of the
5 Town of Hempstead Industrial
6 Development Agency. I'm accompanied
7 by two of our Freeport Board
8 members, Mayor Kennedy and Vilma
9 Lancaster. We're here today for the
10 public hearing for 159 Hanse
11 Development LLC. I am observing
12 that it is 10:15 a.m. on Thursday,
13 October 24, 2024. I will now read
14 the Notice of Public Hearing into
15 the record:

16 "NOTICE IS HEREBY GIVEN: That
17 a public hearing pursuant to Title 1
18 of Article 18-A of the New York
19 State General Municipal Law (the
20 "Hearing") will be held by the Town
21 of Hempstead Industrial Development
22 Agency on the 24th day of October,
23 2024, at 10:00 a.m., local time, at
24 40 North Ocean Avenue, Village of
25 Freeport, Town of Hempstead, New

York, in connection with the following matters:

159 Hanse Development LLC, a New York limited liability company, on behalf of itself and/or the principals of 159 Hanse Development LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company"), and Natural Foods, Inc., a New York business corporation, on behalf of itself and/or the principals of Natural Foods, Inc. and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Sublessee"), previously submitted an 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 interest in an approximately 2.3

acre parcel of land located at 159 Hanse Avenue, Village of Freeport, Town of Hempstead, Nassau County, New York (the "Land"), the renovation of the approximately 67,307 square foot building located on the Land (the "Improvements"), and the acquisition of certain fixtures, equipment and personal property necessary for the completion thereof (the "Equipment"; and together with the Land and the Improvements, the "Facility"), which Facility is to be subleased by the Agency to the Company and further sub-subleased by the Company to the Sublessee to be used by the Sublessee as a production and distribution facility in its food and beverage business and for related office space (the "Project"). The Facility is owned, operated and/or managed by the Company.

1
2 The Company and the Sublessee
3 have requested and the Agency
4 contemplates that it would provide
5 additional financial assistance to
6 the Company and the Sublessee in the
7 form of an increased exemption from
8 the sales and use taxes.

9 A representative of the Agency
10 will, at the above-stated time and
11 place, hear and accept oral comments
12 from all persons with views in favor
13 of or opposed to the additional
14 financial assistance requested by
15 the Company and the Sublessee.
16 Comments may also be submitted to
17 the Agency in writing or
18 electronically prior to or during
19 the Hearing by e-mailing them to
20 idamail@hempsteadny.gov. Minutes of
21 the Hearing will be transcribed and
22 posted on the Agency's website.

23 Members of the public have the
24 opportunity to review the
25 application for financial assistance

1
2 filed by the Company and the
3 Sublessee with the Agency and an
4 analysis of the costs and benefits
5 of the proposed Project, which can
6 be found on the Agency's website at
7 www.tohida.org.

8 The Agency anticipates that the
9 members of the Agency will consider
10 a resolution to approve the
11 additional financial assistance
12 requested by the Company and the
13 Sublessee at the Agency's Board
14 Meeting (the "Board Meeting") to be
15 held on November 19, 2024, at 9:00
16 a.m. local time, at Town of
17 Hempstead Town Hall, Town Hall
18 Courtroom, 350 Front Street,
19 Hempstead, New York 11550."

20 If anyone would like to be
21 heard or make a comment, please step
22 up and give your name to the
23 stenographer. Thank you.

24 MR. GORDON: Good morning, John
25 Gordon, Forchelli Deegan Terrana, in

1
2 Uniondale on behalf of the
3 applicant.

4 This public hearing is for
5 comments for an increase in sales
6 tax exemption and for -- That's
7 basically it. So there's no change
8 to the PILOT. It's just sales tax
9 exemption increase as a result of
10 additional construction materials
11 that have to be purchased to
12 complete the project and equipment
13 that's going to be more costly than
14 originally anticipated. That
15 includes environmentally friendly
16 C02 refrigeration equipment and
17 insulated panels. Thank you for
18 your consideration.

19 MR. LODATO: Mr. Gordon, the
20 number I have here for the increase
21 in your sales tax savings
22 is 230,287.50.

23 MR. GORDON: That's correct.

24 MR. LODATO: Thank you.

25 MR. KENNEDY: I have no

1
2 questions.

3 MR. LODATO: We'll keep it open
4 a little bit to see if anyone shows
5 up.

6 MS. LANCASTER: Based on the
7 construction you've built right now
8 and according to the original plan,
9 that they were going to relocate
10 employees from Queens and Freeport
11 and then hire individuals from the
12 Village, is that still going on?

13 MR. GORDON: Right. I don't
14 know exactly where the new hires are
15 coming from. I expect that some
16 will come from the Village but the
17 timeframe for that hasn't changed.
18 So what we were originally looking
19 at, I think, was the end of 2025 was
20 when the job covenants would kick
21 in. That's still the timeframe that
22 they plan on having everything moved
23 over. There's a facility also in
24 the Town of Hempstead and another
25 one in Queens where they're going to

1
2 be moving people over from. And
3 then, they're still projecting going
4 forward.

5 MS. LANCASTER: So in 2026, you
6 would have about 100 employees
7 working here based on what I read in
8 your initial proposal.

9 MR. GORDON: That sounds right.
10 I don't have the exact numbers in
11 front of me but right. Going into
12 2026 was when that would be fully
13 operational. If that changes,
14 obviously, we would advise the IDA.
15 I don't see that being necessary.

16 MS. LANCASTER: Okay, thank
17 you.

18 MR. LODATO: I'm observing that
19 it is 10:30 a.m. and I don't see
20 anyone new attending the hearing.
21 So we are going to close this
22 hearing for 159 Hanse Development,
23 LLC, sine die. Thank you very much
24 everyone for attending.

25 MR. KENNEDY: Thank you

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159 Hanse Development LLC 11

everybody for joining us.

(Time noted: 10:30 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 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 5th day of November, 2024.


CHRISTINA SCHMIDT

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