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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: 160 MARVIN AVENUE REALTY LLC

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November 6, 2025  
9:30 a.m.  
  
350 Front Street  
Hempstead, New York

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

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

ALSO PRESENT:

FREDERICK E. PAROLA, CEO

JOHN ANZALONE, Harris Beach Murtha

DANIELLA MORA

1 160 Marvin Avenue Realty LLC 3

2 MR. LODATO: Good morning. My  
3 name is Michael Lodato. I'm the  
4 Deputy Executive Director of the  
5 Town of Hempstead IDA. We're here  
6 today for a public hearing for 160  
7 Marvin Avenue Realty, LLC. I will  
8 now read the Notice into the record  
9 for the stenographer:

10 "Notice is hereby given that a  
11 public hearing pursuant to Title 1  
12 of Article 18-A of the New York  
13 State General Municipal Law (the  
14 "Hearing") will be held by the Town  
15 of Hempstead Industrial Development  
16 Agency (the "Agency") on the 6th day  
17 of November, 2025, at 9:30 a.m.,  
18 local time, at Town of Hempstead  
19 Town Hall, Town Hall Courtroom, 350  
20 Front Street, Village of Hempstead,  
21 Town of Hempstead, New York, in  
22 connection with the following  
23 matters:

24 160 Marvin Realty LLC, a  
25 limited liability company organized

and existing under the laws of the State of New York, on behalf of itself and/or the principals of 160 Marvin Avenue Realty LLC and/or an entity to be formed or to be formed on behalf of any of the foregoing (collectively, the "Company"), submitted its 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 would assist in the acquisition of an interest in an approximately 44,807 square foot parcel of land located at 130 Marvin Avenue, village of Hempstead, Town of Hempstead, Nassau County, New York (the "Land"), the construction of a three-story approximately 36,054 square foot building on the Land, including interior parking and associated site improvements

(collectively, the "Improvements"),  
and the acquisition of certain  
furniture, fixtures, equipment and  
personal property necessary for the  
completion thereof (the "Equipment";  
and together with the Land and the  
Improvements, the "Facility"), which  
Facility would be subleased by the  
Agency to the Company and further  
sub-subleased by the Company to the  
future tenants for use as a  
multifamily rental housing facility  
consisting of approximately 20  
one-bedroom units and 16 two-bedroom  
units, at least 10% of which units  
will be rented and occupied only by  
individuals/families whose annual  
household income does not exceed  
eight percent (80%) of the  
Nassau-Suffolk area median income  
for their household size (based on  
the U.S. Census and as updated by  
the U.S. Department of Housing and  
Urban Development) ("AMI") and at

least an additional 10% of which units will be rented and occupied only by individuals/families whose annual household income does not exceed one hundred twenty percent (120%) of AMI (the "Project").

The Agency contemplates that it would 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, exemption from sales and use taxes and abatement of real property taxes.

The Company has requested that the Agency provide financial assistance to the Company in the form of an abatement of real property taxes for a term of up to twenty (20) years (the "PILOT Benefit"). The proposed PILOT Benefit deviates from the Agency's

Uniform Tax Exemption Policy and Guidelines, as amended to date (the "Policy"), because the proposed PILOT Benefit would be for a term of up to twenty (20) years instead of ten (10) to fifteen (15) years. Copies of the proposed PILOT payment schedule are available on the Agency's website at [www.tohida.org](http://www.tohida.org). The Agency is considering the proposed deviation from the Policy due to the current nature of the property and because the Company would not undertake the Project and the Project would not be economically viable without a PILOT Benefit for a term of up to twenty (20) years.

A representative of the Agency will, at the above-stated time and place, hear and accept oral comments from all persons with views in favor of or opposed to either the Project of the financial assistance

requested by the Company. Comments may also be submitted to the Agency in writing or electronically prior to or during the Hearing by e-mailing them to idamail@hempsteadny.gov. Minutes of the Hearing will be transcribed and posted on the Agency's website at www.tohida.org.

To the extent practicable, the Hearing will be streamed on the Agency's website in real-time in accordance with Section 857 of the New York State General Municipal Law. A video recording of the Hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York State General Municipal Law.

The Agency anticipates that the members of the Agency will consider a resolution to approve the Project and the financial assistance requested by the Company, including



the proposed twenty (20) year PILOT Benefit, at the Agency's Board Meeting (the "Board Meeting") to be held on November 18, 2025, at 9 a.m., local time, at Town of Hempstead Town Hall, Town Hall Courtroom, 350 Front Street, Hempstead, New York 11550."

I am also accompanied by CEO, Frederick E. Parola. If anyone would like to speak, please come up and state your name for the record. Thank you.

I am observing that it is 9:55 a.m. on Thursday, November 6, 2025. I haven't seen anyone else that would like to come and speak so we are going to close this hearing sine die. Thank you very much, everyone, for attending.

(Time noted: 9:55 a.m.)

## 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 10th day of November, 2025.

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CHRISTINA SCHMIDT

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