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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: SDL BELLMORE LLC

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November 6, 2025
11:30 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

DANIEL BAKER, Greenberg Traurig, LLP

MR. LODATO: Good morning. My name is Michael Lodato. I'm the Deputy Executive Director of the Town of Hempstead IDA. We're here today for a public hearing regarding SDL Bellmore, LLC. I will now read the Notice of Public Hearing into the record for the stenographer:

"Notice is hereby given that a public hearing pursuant to Title 1 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 6th day of November, 2025, at 11:30 a.m., local time, at 350 Front Street, 2nd Floor, Hempstead, New York in connection with the following matters:

SDL Bellmore, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of SDL

Bellmore, LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), has applied to the Agency for assistance in the acquisition of an approximately 1.43 acre parcel of land located at 1373 Bellmore Road, North Bellmore, Town of Hempstead, New York (more particularly Tax Map No. Section 56, Block 223, Lot 64) (the "Land"), the demolition of the existing approximately 26,903 square foot building located on the Land and the construction of 2 townhome style buildings containing a total of approximately 45,458 square feet (consisting in all of approximately 28 two-bedroom units) (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property (the "Equipment"; and together with the Land and the Improvements, the

"Facility"), which Facility is to be leased by the Agency to the Company and used by the Company to be used as an age-restricted (55+) rental residential development with preference given to veterans (aged 55+) for 3 of the units (the "Project"). The Facility will be initially owned, operated and/or managed by the Company.

The Facility will be leased by the Company to the Agency pursuant to a certain Company Lease and will be subleased by the Agency to the Company pursuant to a certain Lease and Project Agreement.

The Agency contemplates that it will 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, exemptions from sales and use taxes

and abatement of real property taxes, consistent with the policies and resolutions 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 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 with the Agency and an analysis of the costs and benefits of the construction and ongoing operation of the proposed Facility."

If anyone would like to speak, please come up and state your name

for the record for the stenographer.
I would like to also reflect that
the CEO of the Town of Hempstead
IDA, Frederick E. Parola, is also in
attendance.

I am now observing that it is
11:50 a.m. on Thursday, November
6th. We are going to close this
hearing for SDL Bellmore, as I do
not see anyone else looking to
attend or speak. Thank you very
much for attending this meeting.
This hearing is now closed sine die.

(Time noted: 11:50 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 11th day of November, 2025.

A handwritten signature in cursive script, appearing to read "Christina Schmidt", is written over a horizontal dashed line.

CHRISTINA SCHMIDT

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