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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: 209 FRANKLIN REALTY LLC

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November 6, 2025
10:30 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 are here for 209 Franklin Realty LLC's public hearing. I will now read the Notice of the Public Hearing into the record:

"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 6th day of November, 2025 at 10:30 a.m., local time, at 350 Front Street 2nd Floor, Hempstead, New York, in connection with the following matters:

209 Franklin Realty 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 209

Franklin Realty LLC and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Company"), and LI Autoplex LLC d/b/a North Coast Subaru, a New York limited liability corporation, on behalf of itself and/or the principals of LI Autoplex LLC, North Coast Subaru, and/or an entity formed or to be formed on behalf of the foregoing (collectively, the "Sublessee"), has applied to the Agency (the "Agency"), for assistance in the acquisition of an approximately 1.25-acre parcel of land, located at 209 North Franklin Street, Hempstead, New York 11590 (the "Land"), the construction of an approximately 35,000 square foot building, including, a new two (2) story metal framed car dealership with a vehicle service center in the basement of (the "Improvements"), located thereon, and the equipping

1
2 be subleased by the Agency to the
3 Sublessee pursuant to a certain
4 Lease and Project Agreement.

5 The Agency contemplates that it
6 will provide financial assistance to
7 the Company in the form of
8 exemptions from mortgage recording
9 taxes in connection with the
10 financing or any subsequent
11 refinancing of the Facility,
12 exemptions from sales and use taxes
13 and abatement of real property
14 taxes, consistent with the policies
15 and resolutions of the Agency.

16 A representative of the Agency
17 will, at the above-stated time and
18 place, hear and accept written
19 comments from all persons with views
20 in favor or opposed to either the
21 proposed grant of financial
22 assistance to the Company by the
23 Agency or the location or nature of
24 the Facility. Prior to the hearing,
25 all persons will have an opportunity

to review on the Agency's website
(<http://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 on-going
operations of the proposed Facility.

If anyone would like to be
heard, please come up and speak.
Thank you.

I would like to announce for
the minutes that I am accompanied by
Fredrick E. Parola, the CEO of the
Town of Hempstead IDA.

I am now observing that it is
10:56 a.m. We are going to close
the 209 Franklin Realty public
hearing. I do not see anyone that
would like to speak or attend.
Thank you very much for those that
did attend. We are closing this
hearing sine die.

(Time noted: 10:56 a.m.)

CERTIFICATION

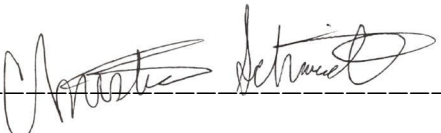
I, CHRISTINA SCHMIDT, a Notary
Public in and for the State of New York, do hereby
certify:

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.



CHRISTINA SCHMIDT

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