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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: MAIN STREET HEMPSTEAD APARTMENTS, LLC

-----X

March 11, 2026  
10:00 a.m.  
  
350 Front Street  
Hempstead, New York

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

Christina Schmidt,  
Court Reporter

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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  
BENJAMIN WALSH, Legislator O. Nicks  
RASHID WALKER, First Street Company  
JOHN GORDON, Forchelli Deegan Terrana, LLP

1 Main St. Hempstead Apartments 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. I'm  
6 accompanied by the CEO, Frederick E.  
7 Parola. We're here for the public  
8 hearing for the Main Street  
9 Hempstead Apartments, LLC. I am  
10 observing it is 10:02 a.m. on March  
11 11, 2026. I will now read the  
12 Public Hearing Notice into the  
13 record:

14 "Notice is hereby given that a  
15 public hearing pursuant to Title 1  
16 of Article 18-A of the New York  
17 State General Municipal Law will be  
18 held by the Town of Hempstead  
19 Industrial Development Agency (the  
20 "Agency"), on the 11th day of March,  
21 2026, at 10:00 a.m., local time, at  
22 350 Front Street, 2nd Floor,  
23 Hempstead, New York in connection  
24 with the following matters:

25 Main Street Hempstead

1 Main St. Hempstead Apartments 4

2 Apartments, LLC, a limited liability  
3 company organized and existing under  
4 the laws of the State of Delaware,  
5 on behalf of itself and/or the  
6 principals of Main street Hempstead,  
7 Apartments, LLC, and/or an entity  
8 formed or to be formed on behalf of  
9 the foregoing (collectively, the  
10 "Company"), has applied to the Town  
11 of Hempstead Industrial Development  
12 Agency (the "Agency"), for  
13 assistance in the acquisition of an  
14 approximately 1.69-acre parcel of  
15 land, located at 257 Main Street,  
16 Village of Hempstead, New York 11550  
17 (the "Land), the construction of an  
18 approximately 331,584 square foot  
19 mixed-use development thereon,  
20 consisting of approximately 246  
21 residential units, (the proposed 246  
22 apartments will include 32 studio  
23 units, 132 one-bedroom units, 78  
24 two-bedroom units, and 4  
25 three-bedroom units), in addition

1  
2 there will be approximately 6,114  
3 square feet of ground retail space,  
4 and construction of an approximately  
5 109,975 square foot parking garage  
6 (total square footage of rental  
7 building and parking garage is  
8 approximately 331,584 square feet)  
9 (the "Improvements"), and the  
10 acquisition and installation therein  
11 of certain equipment and personal  
12 property (the "Equipment"; and  
13 together with the Land and the  
14 Improvements, the "Facility"), which  
15 Facility is to be leased by the  
16 Agency to the Company and used by  
17 the Company as (a) a mixed use  
18 rental apartment complex of which  
19 ten percent (10%) of the residential  
20 units (25 units) will be set aside  
21 for Attainable Housing as required  
22 by Section 139-212 of the Zoning  
23 Code of the Village of Hempstead,  
24 and (b) ground floor retail space  
25 (the "Project").

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

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

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Main St. Hempstead Apartments 7  
Facility."

Thank you. If you would like to be heard, please step up to the microphone and state your name and where you're from for the stenographer and you can speak.

We're going to leave this open for five more minutes.

We're now observing that it's 10:24 a.m. on Wednesday, March 11, 2026. It doesn't look like anyone else wants to get up and speak. So we're going to close this public hearing for Main Street Hempstead Apartments, LLC, sine die. Thank you everyone for attending.

(Time noted: 10:25 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 16th day of March, 2026.

  
CHRISTINA SCHMIDT

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	<p><b>WALKER</b> [1] - 2:11  <b>WALSH</b> [1] - 2:10  <b>wants</b> [1] - 7:13  <b>Wednesday</b> [1] - 7:11  <b>WHEREOF</b> [1] - 8:13  <b>WITNESS</b> [1] - 8:13  <b>written</b> [1] - 6:15</p>	
	<p><b>Y</b></p>	
	<p><b>York</b> [6] - 1:9, 2:5, 3:16, 3:23, 4:16, 8:4</p>	