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IN THE MATTER OF A NOTICE

OF PUBLIC HEARING

RE: 150 SUNRISE HIGHWAY, LLC

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1 College Place
Rockville Centre, New York

October 27, 2026
10:00 a.m.

B E F O R E: MICHAEL LODATO,

DEPUTY EXECUTIVE DIRECTOR

Dolly Fevola,
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

MR. LODATO: Good morning. My name is Michael Lodato. I'm the Deputy Executive Director for the Town of Hempstead IDA and I'm observing it's 10:02 a.m. on October 27, 2026 for a public hearing for 150 Sunrise Highway, L.L.C.

I will now read the notice of Public Hearing for the stenographer.

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law (the "**Hearing**") will be held by the Town of Hempstead Industrial Development Agency (the "**Agency**") on the 27th day of October, 2026, at 10:00 am., local time, at 1 College Place, Rockville Centre Village Hall, Village of Rockville Centre, Town of Hempstead, New York, in connection with the following matters:

150 Sunrise Highway 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 150 Sunrise Highway LLC and/or an entity 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 Agency, to enter into a transaction in which the Agency would assist in (1) the acquisition of an interest in approximately .45 acres of land located at 144-150 Sunrise Highway (tax map nos. 38.-314-1, 38.-314-2, 38.-314-3 and 38.-314-4) Town of Hempstead, Nassau County, New York (the "**Land**"), (2) the construction on the Land of a three-story, approximately 22,922 square foot hospitality facility to be used as a branded hotel, consisting of approximately 63 guest rooms and/or

suites, with related interior and exterior amenities (collectively, the "**Facility**"), and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of certain furniture, fixtures, machinery, equipment, furnishings and other items of tangible personal property necessary for the completion thereof (collectively, the "**Equipment**") (the Land, the Facility and the Equipment being collectively referred to as the "**Project Facility**") which Project Facility would be subleased by the Agency to the Company (collectively the "**Project**"). The Facility would be initially owned, operated and/or managed by the Company.

The Agency contemplates that it would provide financial assistance to the Company in the form of exemptions from mortgage recording

taxes (subject to statutory limitations) in connection with the financing or any subsequent refinancing of the Facility, exemptions 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 abatements of real property taxes for a term of up to twenty (20) years (the "**PILOT Benefit**"). The proposed PILOT Benefit does not deviate from the Agency's Uniform Tax Exemption Policy and Guidelines, as amended to date (the "**Policy**"). Copies of the proposed PILOT payment schedule are available on the Agency's website at www.tohida.org.

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 or 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.

Members of the public have the opportunity to review the Application and an analysis of the costs and benefits of the proposed Project, which can be found 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 PILOT Benefit, at the Agency's Board Meeting (the "**Board Meeting**") to be held on November 17, 2026, at 9:00 a.m. local time, at 1 Washington Street, Town Hall Pavilion, Hempstead, New York 11550.

If anyone would like to get up and speak, please come up to the podium and state your name and where you're from for the stenographer. Thank you.

(At this time, a brief recess was taken.)

MR. LODATO: I am now observing it is 10:33 a.m. on October 27, 2026 and I do not see anyone else that would like to come and speak so

we're closing this hearing for 150 Sunrise Highway sine die.

Thank you.

(Time noted: 10:35 a.m.)

CERTIFICATION

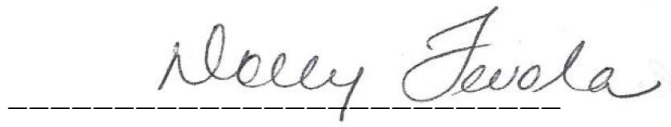
I, DOLLY FEVOLA, a Notary Public in and for the State of New York, do hereby certify:

THAT the within transcript is a true record of the testimony given by said witness.

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 8th day of November, 2026.



DOLLY FEVOLA

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