

## **LEGAL NOTICE # 21599599 NOTICE OF PUBLIC HEARING PLEASE**

Legal Notice # 21599599 NOTICE OF PUBLIC HEARING PLEASE NOTE the special hearing logistics and instructions included at the end of this notice. NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be conducted electronically, as well as, to the extent possible, in person, as hereinafter described, by the Nassau County Industrial Development Agency (the "Agency") on the 19th day of August, 2020, at 3:00 p.m. to 5:00 p.m., local time and on the 19th day of August, 2020, from 6:30 p.m local time to close of hearing: ENGEL BURMAN AT THE BEACH LLC, a limited liability company organized and existing under the laws of the State of Delaware and qualified to do business in the State of New York on behalf of itself and entities formed or to be formed on its behalf (the "Applicant"), has presented an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 6.04 acre parcel of land located between Long Beach Boulevard, Shore Road and Riverside Boulevard, City of Long Beach, Nassau County, New York (Section: 59; Block: 116; Lot: 38) (the "Land"), (2) the construction of an approximately 620,000 square foot mixed-use building, transit oriented development (collectively, the "Building") on the Land, together with related improvements to the Land, including, but not limited to, a parking garage, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a residential facility consisting of approximately two-hundred (200) residential condominium housing units, two-hundred-thirty-eight (238) residential rental housing units (30 of which units shall be affordable/workforce units) (the "Rental Portion") and approximately 6,500 square feet of retail space, together with two (2) levels of structured parking; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes (but only with respect to the Rental Portion), mortgage recording taxes and/or sales and use taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency. The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company"). The Company would receive Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes (but only with respect to the Rental Portion), sales and use taxes and mortgage recording taxes. Due to wide-spread power outages in the City of Long Beach in the wake of Tropical Storm Isaias, the Agency cancelled its public hearings previously scheduled on this matter for August 6, 2020 and August 7, 2020. PLEASE NOTE SPECIAL PUBLIC HEARING CONDUCT INSTRUCTIONS AND INFORMATION: In accordance with Section 859-a of the General Municipal Law, a representative of the Agency will present a copy of the Company's project Application, which is also available for viewing on the Agency's website at <https://nassauida.org/incentive-documents/>. However, given the ongoing COVID-19 public health crisis and related Executive Orders issued by Governor Andrew M. Cuomo, the Agency will not be able to accommodate any in-person public attendance or participation at this hearing, except as stated otherwise herein. Nonetheless, and in furtherance of the provisions of Section 859-a of the General Municipal Law requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, and pursuant to Governor Cuomo's Executive Order 202.15 issued on April 9, 2020, as extended by Executive Order 202.29 issued on May 8, 2020, Executive Order 202.39, issued on June 7, 2020, Executive Order 202.49 issued on July 6, 2020 and Executive Order 202.55 issued on August 5, 2020, suspending the Open Meetings Law and authorizing the conduct of public hearings through use of telephone conference, video conference and/or other similar service, the Agency will broadcast the Public Hearing live on its Youtube channel at <https://www.youtube.com/channel/UCuERg-5BYx9VSdBVHUPTYJw/> featured. In addition, the Agency will provide public access to provide oral comments via Zoom. To register for the Zoom hearing please visit the Nassau County Industrial Development Agency website at [NassauIDA.org](https://nassauida.org). After registering, you will receive a confirmation email containing information about joining the webinar. Furthermore, the Agency currently anticipates to augment this virtual public hearing by providing for in-person, physical access, in a safe manner, to those members of the public who wish to attend in person, at the Allegria Hotel, 80 W. Broadway, Long Beach, NY 11561 or such alternative location as the Agency may designate at or in the vicinity of the City of Long Beach. Any such alternative location will be provided on the Agency's website in advance. Finally, the Agency also encourages all interested parties to submit written comments to the Agency until 5pm on August 23, 2020, which will all be included within the public hearing record. Any written comments may be sent to Nassau County Industrial Development Agency, One West Street, 4th Floor, Mineola, New York 11501, Attn: Harry Coghlan, Chief Executive Officer/Executive Director and/or via email at [info@nassauida.org](mailto:info@nassauida.org). Dated: August 9, 2020 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Harry Coghlan Chief Executive Officer

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