

LEGAL NOTICE # 21692346 NOTICE OF PUBLIC HEARING NOTICE

Legal Notice # 21692346 NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 14th day of December, 2021, at 2:30 p.m., local time, at the Oyster Bay Community Center, 59 Church Street, Town of Oyster Bay, Nassau County, New York, with respect to the following project: In 2007, LUNAR MODULE PARK, LLC (the "Applicant"), a limited liability company organized and existing under the laws of the State of New York, presented an application for financial assistance (the "Original Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Original Project") consisting, inter alia, of the following: (A) (1) acquisition of an interest in an approximately 29 acre parcel of land located at 500 Grumman Road West, Bethpage, Town of Oyster Bay, County of Nassau, New York (the "Land"), (2) the renovation of an approximately 660,000 square foot building on the Land (the "Building"), together with related improvements to the Land, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "Equipment" and together with the Land and the Building, but excluding the LIFT Unit, as such term is hereafter defined, collectively, the "Original Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential additional exemptions or partial exemptions from sales and use taxes, mortgage recording taxes and real property taxes (but not including special assessments and ad valorem levies) (collectively, the "Original Financial Assistance"); (C) the lease (with an obligation to purchase) 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; and (D) the sublease of the Project Facility to the Applicant or such other entity(ies) as maybe designated by the Applicant and agreed upon by the Agency; and The LIFT Unit, as such term is defined in that certain Project Conversion Agreement between the Applicant and the Agency, dated July 1, 2007 (the "Conversion Agreement"), comprising a portion of the Building and being a separate condominium unit, has been sold by the Applicant to Long Island Forum for Technology; and In connection with the Original Project Facility the Agency entered into a straight-lease with the Applicant (as subsequently amended on July 1, 2007, April 7, 2008 and August 26, 2009) and granted the Original Financial Assistance. In 2012, the Applicant presented and application additional "financial assistance" (within the meaning of Section 854(14) of the Act), including potential additional exemptions or partial exemptions from real property taxes and an exemption from sales and uses taxes (collectively, the "2012 Additional Financial Assistance") in connection with further improvements of the Project Facility to enhance the use and sustainability of the Project Facility as a film studio. The Applicant received the 2012 Additional Financial Assistance and entered into a further amendment of the straight-lease in connection therewith on December 1, 2012. In 2020, the Applicant presented an application for additional financial assistance (the "Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "Project") consisting, inter alia, of the following: (A) retention of an interest in the Land, (B) agency consent to allow portions of the Land and the Building (collectively, the "Project Facility") to continue to be utilized for (1) as studios and related facilities for film and video production (2) exhibition and event space when not utilized for film production operations, (3) license, on a month-to-month or 90 day termination basis, certain portions of the parking lot for temporary storage of auto dealer new vehicle inventory and (4) the tenancy of B&S Lighting and Furniture Inc. to occupy 40,000 square feet of the designated Non-Production Space in the Building for the storage of furniture/lighting inventory; (C) the granting of certain additional "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions from mortgage recording taxes and real property taxes (but not including special assessments and ad valorem levies) (the "Financial Assistance"); and (D) the amendment of certain Transaction Documents (as defined in the Lease Agreement) in connection therewith. The Applicant received the 2020 Additional Financial Assistance and entered into a further amendment of the straight-lease in connection therewith on December 17, 2020. The Agency, by resolution No. 2021 63, adopted an Environmental Pollution Mitigation Assistance Policy authorizing the provision of strategic financial assistance in the form of sales and/or use tax exemption and, if eligible, in additional forms of financial assistance, for qualifying environmental pollution mitigation and conservation projects that commit to provide for equipment, improvements, structures or facilities. The Applicant has presented an application (the "Application") that the Agency consider undertaking a project (the "Project") consisting, inter alia, of the following: (A)(1) retention of an interest in the Land; (2) retention of an interest in the Building; and (3) the acquisition and construction of solar electric and battery system (the "New Equipment") on the Land the Building; and (B) the granting of certain additional "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use tax for the cost of the acquisition and construction of the solar electric and battery system (the "2021 Financial Assistance"). The Project Facility would be continued to be 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 would receive Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real sales and use taxes. A representative of the Agency will at the above-stated time and place hear and accept comments from all persons with views with respect to the Project. Interested parties may present their views both orally and in writing with respect to the Project. Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The Application is also posted on the Agency's website at <https://nassauida.org/projects-documents>, under Applications. Finally, the Agency also encourages all interested parties to submit written comments to the Agency (for the Agency's receipt no later than December 15, 2021 at 3:00 p.m.), 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

11/29/21, 1:35 PM

Public Notices

and/or via email at info@nassauida.org. Dated: November 26, 2021 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Harry Coghlan Chief Executive Officer

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