
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 (a) the 29th day of July, 2024, at 10:00 a.m., local time, at Town Hall, 220 Plandome Road, Manhasset, Town of North Hempstead, County of Nassau, New York, and (b) the 29th day of July, 2024, at 12:00 noon, local time, Village Hall, One ‘Raz’ Tafuro Way, Village of Muttontown, Town of Oyster Bay, Nassau County, New York with respect to the following matter:

LONG ISLAND INDUSTRIAL MANAGEMENT LLC, a limited liability company organized and existing under the laws of the State of New York (the “Applicant”), presented an application (the “Original Application”) to the Agency, which Original Application requested that the Agency consider undertaking a project (the “Original Project”) consisting of the following: (A) (1) the acquisition of an interest in those certain parcels of land more particularly identified on Schedule A-1 attached hereto (collectively, the “Original Land”), (2) the renovation of the existing buildings on the Existing Land (collectively, the “Original Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “Original Equipment”), all of the foregoing for use as commercial and industrial facilities (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 exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes; and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Applicant proposed that one (1) or more of single-purpose real estate holding companies owned as indicated in the Original Application and the New Application (as defined below) (together with the Applicant, the “Companies”), be the owners of one (1) or more properties comprising the Original Project Facility. The Agency appointed the Companies as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Original Project Facility and subleased the Original Project Facility to the Companies, and the Companies acted as agents of the Agency to undertake the acquisition, renovation, installation and equipping of the Original Project Facility and subleased the Original Project Facility from the Agency, all pursuant to the terms and conditions set forth in that certain Master Sublease Agreement dated as of

June 1, 2013 (as amended, the “Lease”) between the Agency and the Companies and in the other Transaction Documents.

On or about March 20, 2024, the Applicant presented an application for financial assistance (the “New Application”) to the Agency, which New Application requests that the Agency consider undertaking a new project (the “New Project” and together with the Original Project, the “Project”) consisting of the following: (A) (1) the retention of and extension of the term of the Agency’s interest in the Original Land, (2) the acquisition of an interest in those certain parcels of land more particularly identified on Schedule A-2 attached hereto (collectively, the “New Land” and together with the Original Land, the “Land”), (3) the renovation of the Original Building, (4) the renovation of the existing buildings on the New Land (collectively, the “New Building” and together with the Original Building, the “Building”), and (5) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the “New Equipment” and together with the Original Equipment, the “Equipment”), all of the foregoing for use as commercial and industrial facilities (collectively, the “New Project Facility” and together with the Original Project Facility, the “Project Facility”); (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 or amended exemptions from real property taxes and mortgage recording taxes (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant and/or the Companies.

The Project Facility would be initially owned, operated and/or managed by the Applicant or the Companies.

The Companies would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions or amended exemptions from real property taxes and mortgage recording 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 New Project. Interested parties may present their views both orally and in writing with respect to the New Project.

Subject to applicable law, copies of the New Application, which includes a description of the anticipated costs and benefits of the New Project, are available for review by the public during business hours at the offices of the Agency at One West Street, 4th floor, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The New Application is also posted on the Agency’s website at <https://nassauida.org/projects-documents>, under Applications.

The Agency also encourages all interested parties to submit written comments to the Agency (for receipt by the Agency no later than July 29, 2024 at 3:00 p.m.), which will 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, NY 11501, Attn: Administrative Director, and/or via e-mail to info@nassauida.org.

The public hearing will be streamed on the Agency's website in real-time and a recording of the public hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended.

Dated: July 18, 2024

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Sheldon L. Shrenkel
CEO/Executive Director

SCHEDULE A-1

<u>Address</u>		<u>Tax Map Identification No.</u>
230 Duffy Avenue, Hicksville		11/G/187
260-270 Duffy Avenue, Hicksville		11/G/148
280 Duffy Avenue, Hicksville		11/G/191
290 Duffy Avenue, Hicksville		11/G/190
325 Duffy Avenue, Hicksville		11/H/112 & 484
600 West John Street, Hicksville		11/499/110
575 Underhill Boulevard, Syosset		15/169/20
6851 Jericho Turnpike, Village of Muttontown		15/A/2070
99 Lafayette Drive, Syosset		15/E/172
79 Express Street, Plainview		13/83/94
1 Fairchild Court, Plainview		13/117/1
95 Seaview Boulevard, Port Washington		6/89/52
1 Underhill Road, Glen Head*		21/S/314
* Previously released from NCIDA transaction		

SCHEDULE A-2

<u>Address</u>		<u>Tax Map Identification No.</u>
6801 Jericho Turnpike, Village of Muttontown		15/A/677, 2408, 2409
6901 Jericho Turnpike, Village of Muttontown		15/A/2410