

Nassau County Industrial Development Agency (“IDA”)

Agenda

March 12, 2026 at 6:00 p.m.

- I. Board Roll Call/Call to Order
- II. Chair Report
- III. CEO Report
- IV. Public Comment Period
- V. Existing Business and Discussion
 - A. Approval Resolutions
 - i. Pinetown Homes L.P.
 - a. SEQRA Resolution
 - b. Approving Resolution
 - ii. 350 Broadway LLC
 - a. SEQRA Resolution
 - b. PILOT Deviation Resolution
 - c. Approving Resolution
 - iii. The Bridge
 - a. SEQRA Resolution
 - b. PILOT Deviation Resolution
 - c. Approving Resolution
 - B. Preliminary Resolutions
 - i. NONE
 - C. Discussion
 - i. NONE
 - D. Consent Resolutions
 - i. NONE
- VI. New Business
 - A. Preliminary Resolution
 - i. NONE

VII. Committee Reports

- i. NONE

VIII. Other Business

A. Minutes

- i. Approval of February 26, 2026 Minutes

B. Other Resolutions

- i. NONE

IX. Bills and Communications

XI. Announcements

XII. Executive Session

XIII. Adjournment

Pine Town Homes, L.P.
SEQRA Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A
CERTAIN PROJECT FOR PINE TOWN HOMES, L.P. IS A
TYPE II ACTION UNDER THE STATE ENVIRONMENTAL QUALITY
REVIEW ACT AND IS NOT SUBJECT TO FURTHER REVIEW

Project Name: Pine Town Homes, L.P.

Location: 151B East Pine Street, City of Long Beach, County of
Nassau, New York 11561

SEQRA Status: Type II

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, PINE TOWN HOMES, L.P., a limited partnership organized and existing under the laws of the State of New York (the “Applicant”), previously submitted an application for financial assistance (the “Original Application”) to the Agency requesting that the Agency consider undertaking a project (the “Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 3.6 acre parcel of land located at 151B East Pine Street, City of Long Beach, County of Nassau, New York (the “Land”), (2) the renovation of eight (8) existing two-story multifamily housing structures (comprised of approximately 130 low-income housing units) with a collective gross residential square footage of approximately 125,000 sq. ft., located on the Land, together with related improvements (collectively, the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the

“Original Equipment”), all of the foregoing to continue to constitute a housing complex comprised of approximately 130 low-income housing rental units (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use taxes and real property taxes (but not including special assessments and ad valorem levies (the “Original 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; and

WHEREAS, by resolution adopted by the members of the Agency on June 22, 2011 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into a “straight lease transaction” (as such quoted term is defined in the Act); and

WHEREAS, the Agency appointed the Applicant as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and the Agency subleased the Project Facility to the Applicant, all pursuant to the terms and conditions set forth in the Lease Agreement dated as of June 1, 2011 between the Applicant and the Agency (as amended, the “Lease Agreement”), and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Applicant has submitted a new application for financial assistance (the “Application”) to the Agency requesting that the Agency consider undertaking a project at the Project Facility (the “Project”) consisting of the following: (A)(1) the interior renovation of the Project Facility consisting primarily of installing new kitchens and bathrooms throughout the Project Facility, and (2) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof; and (B) the granting of certain additional “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 N.Y.C.R.R. Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed (1) the Application; (2) Part 1 of the Short Environmental Assessment Form (“EAF”) for Unlisted Actions, dated December 3, 2025; (3) an Aerial Map; (4) Google Images of the Building and the Land; (5) the New York State Historic Preservation Office’s Cultural Resources Information System Mapper; (6)

the EAF Mapper; and (7) other relevant environmental information (collectively, 1-7 shall be referred to as the “Environmental Information”); and

WHEREAS, prior to making a recommendation about the potential environmental significance of the Project, the Agency has reviewed the Environmental Information, consulted various information sources, and considered the list of activities that are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

WHEREAS, 6 NYCRR 617.5(ak) of the Regulations states that a Type II action is an action or class of actions identified under 6 NYCRR 617.5 that have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under the SEQRA Act; and

WHEREAS, 6 NYCRR 617.5(c)(1) states that Type II actions not subject to further review under SEQRA include the “maintenance or repair involving no substantial changes in an existing structure or facility;” and

WHEREAS, 6 NYCRR 617.5(c)(31) states that Type II actions not subject to further review under SEQRA include the “purchase or sale of furnishings, equipment or supplies, including surplus government property, other than land, radioactive material, pesticides, herbicides, or other hazardous materials;” and

WHEREAS, any land transfer is being undertaken solely to effectuate the Financial Assistance to facilitate the Project and the Agency will only be the nominal title holder for as long as is necessary to effectuate the Financial Assistance; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Environmental Information and upon the Agency’s knowledge of the area surrounding the Land and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

(1) The Project is a Type II action under 6 NYCRR 617.5(c)(1) and (c)(31), precluded from further environmental review, as it involves the purchase of equipment and supplies for the installation of new kitchens and bathrooms within the existing 130 low-income residential units involving no substantial changes in any existing structure or facility.

(2) The Project will not expand the footprint of the Building nor increase or substantially alter existing

environmental conditions on the Land and also it does not exceed any threshold provided in 6 NYCRR 617.4.

Section 2. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby further authorized on behalf of the Agency, or acting together or individually, to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

PINE TOWN HOMES, L.P. - Approving Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION TAKING OFFICIAL ACTION TOWARD AND APPROVING
THE ACQUISITION AND STRAIGHT LEASING OF A CERTAIN PROJECT
FOR PINE TOWN HOMES, L.P.

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Pine Town Homes, L.P., a limited partnership organized and existing under the laws of the State of New York (the “Applicant”), previously submitted an application for financial assistance (the “Original Application”) to the Agency requesting that the Agency consider undertaking a project (the “Original Project”) consisting of the following: (A)(1) the acquisition of an interest in an approximately 3.6 acre parcel of land located at 151B East Pine Street, City of Long Beach, County of Nassau, New York (the “Land”), (2) the renovation of eight (8) existing two-story multifamily housing structures (comprised of approximately 130 low-income housing units) with a collective gross residential square footage of approximately 125,000 sq. ft., located on the Land, together with related improvements (collectively, the “Building”), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the “Original Equipment”), all of the foregoing to continue to constitute a housing complex comprised of approximately 130 low-income housing rental units (collectively, the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use taxes and real property taxes (but not including special assessments and ad valorem levies (the “Original 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; and

WHEREAS, by resolution adopted by the members of the Agency on June 22, 2011 (the “Authorizing Resolution”), the Agency determined to proceed with the Original Project, to grant the Original Financial Assistance and to enter into a “straight lease transaction” (as such quoted term is defined in the Act); and

WHEREAS, the Agency appointed the Applicant as agent of the Agency to undertake the acquisition, renovation, installation and equipping of the Project Facility and the Agency subleased the Project Facility to the Applicant, all pursuant to the terms and conditions set forth in the Lease Agreement dated as of June 1, 2011 between the Applicant and the Agency (as amended, the “Lease Agreement”), and the other Transaction Documents (as defined in the Lease Agreement); and

WHEREAS, the Applicant has submitted a new application for financial assistance (the “Application”) to the Agency requesting that the Agency consider undertaking a project at the Project Facility (the “Project”) consisting of the following: (A)(1) the interior renovation of the Project Facility consisting primarily of installing new kitchens and bathrooms throughout the Project Facility, and (2) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof; and (B) the granting of certain additional “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions or partial exemptions from sales and use taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and

WHEREAS, any approval of the Project is contingent upon, among other things, a final determination by the members of the Agency to proceed with the Project following a determination by the Agency that: (A) the public hearing and notice requirements and other procedural requirements contained in the Act relating to the Project and the Financial Assistance have been satisfied; and (B) the undertaking of the Project by the Agency and the granting of the Financial Assistance are and will be in compliance with all other applicable requirements of the Act, SEQRA (as hereinafter defined), and all other statutes, codes, laws, rules and regulations of any governmental authority having jurisdiction over the Project or the Project Facility (collectively, the “Applicable Laws”); and

WHEREAS, the CEO/Executive Director of the Agency (A) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (collectively, the “Public Hearing”) to hear all persons interested in the Project and the Financial Assistance contemplated by the Agency with respect to the Project, to be mailed on February 27, 2026 to the chief executive officer of the County of Nassau, New York, and of each other affected tax jurisdiction within which the Project Facility is or is to be located; (B) caused notice of the Public Hearing to be published on February 27, 2026 in the Nassau edition of *Newsday*, a newspaper of general circulation available to residents of the County of Nassau, New York; (C) caused the Public Hearing to be conducted on March 10, 2026, at 10:30 a.m., local time, at Community Hall/Council Chamber, 1 West Chester Street, City of Long Beach, Nassau County, New York; (D) caused the Public Hearing to be streamed on the Agency’s website in real-time and caused a recording of the Public Hearing to be posted on the Agency’s website, all in accordance with Section 857 of the Act; and (E) caused a transcript of the Public Hearing (the “Report”) to be prepared which transcribed the views

presented at the Public Hearing and distributed the Report to the members of the Agency;
and

WHEREAS, the granting of the Financial Assistance by the Agency would not constitute a deviation under the Agency's Uniform Tax Exemption Policy; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("NYSDEC"), being 6 N.Y.C.R.R. Part 617, et. seq., as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, by resolution adopted by the members of the Agency on the date hereof (the "SEQRA Resolution"), the Agency determined that the Project is a Type II action under 6 N.Y.C.R.R. 617.5(c)(1), and (c)(31), and, therefore, is precluded from further environmental review; and

WHEREAS, the Agency now desires to make its determination to proceed with the Project and to grant the Financial Assistance, subject to the terms hereof; and

WHEREAS, (A) the Applicant will execute and deliver a bill of sale (the "Bill of Sale to Agency") to the Agency, pursuant to which the Applicant will convey to the Agency its right, title and interest in the Equipment, (B) the Applicant will execute and deliver a uniform project agreement (the "Project Agreement") between the Agency and the Applicant, pursuant to which the Agency will appoint the Applicant as the agent of the Agency for purposes of undertaking the acquisition, renovation, installation and equipping of the Project Facility, and (C) the Applicant will execute and deliver and/or cause to be executed and delivered certain other certificates, documents, instruments and agreements related to the Project (together with the Bill of Sale to Agency and the Project Agreement, collectively, the "Transaction Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. In accordance with Section 859-a of the Act, the Agency has caused to be prepared a written cost-benefit analysis with respect to the Project and the granting of the Financial Assistance (the "Analysis"). The Agency has reviewed the Application, the Analysis and the Report and, based upon the representations made by the Applicant to the Agency and the facts and information obtained by the Staff of the Agency and reported to and reviewed by the members of the Agency at this meeting (including, without limitation, the facts and information set forth in the Staff Review of the Application), the Agency has reviewed and assessed all material information necessary to afford a reasonable basis for the Agency to make a determination to approve the Financial Assistance. In addition, the Agency makes the following findings and determinations with respect to the Project:

(a) based on the proposed use of the Project Facility as set forth in the Application, the economic effects of the Project on the area in which it is situated including the prevention of economic deterioration, the job opportunities to be created and/or maintained by the Project, the Project will constitute a commercial facility and, therefore, the Project constitutes a “project” within the meaning of the Act;

(b) the granting of the Financial Assistance by the Agency to the Applicant is necessary to induce the Applicant to proceed with the Project;

(c) there is a likelihood that the Project would not be undertaken but for the granting of the Financial Assistance by the Agency to the Applicant;

(d) the completion of the Project Facility by the Applicant as agent of the Agency, the granting of an interest therein by the Agency to the Applicant and the operation thereof by the Applicant will not result in the removal of a facility or plant of the Applicant or any other proposed user, occupant or tenant of the Project Facility from one area of the State of New York (the “State”) to another area of the State or in the abandonment of one or more plants or facilities of the Applicant or any other proposed user, occupant or tenant of the Project Facility located within the State (but outside of Nassau County), except in compliance with subdivision (1) of Section 862 of the Act. Therefore, the provisions of subdivision (1) of Section 862 of the Act are not and will not be violated as a result of the granting of the Financial Assistance by the Agency to the Applicant;

(e) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State;

(f) no funds of the Agency shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant, nor shall any funds of the Agency be given in connection with the Project to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State, nor shall any funds of the Agency be used for advertising or promotional materials which depict elected or appointed government officials in either print or electronic media;

(g) the granting of the Financial Assistance by the Agency with respect to the Project will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Nassau County, New York and the State, will improve their standard of living, and will prevent unemployment and economic deterioration, and thereby serves the public purposes of the Act; and

(h) the Project Facility does not and will not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project. For purposes of this representation, “retail

sales” shall mean: (i) sales by a registered vendor under Article 28 of the New York Tax Law primarily engaged in the retail sale of tangible personal property, as defined in subparagraph (i) of paragraph four of subdivision (b) of section 1101 of the New York Tax Law; or (ii) sales of a service to such customers.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the CEO/Executive Director and the staff of the Agency with respect to the Application and the Public Hearing, including, without limitation, (a) those actions required to ensure full compliance with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project, and (b) the appointment of the law firm of Phillips Lytle LLP, Garden City, New York, as Special Counsel to the Agency with respect to all matters in connection with the Project.

Section 3. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project.

Section 4. Having considered fully all comments received at the Public Hearing or otherwise in connection with the Project, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance, subject to the terms of this Resolution.

Section 5. The Agency hereby approves the Applicant to act as its agent for purposes of undertaking the acquisition, renovation, installation and equipping of the Project Facility, and hereby approves the Applicant as the recipient of the Financial Assistance. The Agency hereby approves the granting of the Financial Assistance in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$172,500.00, in connection with the purchase or lease of furniture, fixtures, equipment, building materials, services and other personal property with respect to the acquisition, renovation, installation and equipping of the Project Facility, and (ii) exemptions from mortgage recording tax (excluding the portion of the mortgage recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law of the State of New York), for one or more mortgages securing the principal amount not to exceed \$14,500,000.00 in connection with the financing of the acquisition, renovation, installation and equipping of the Project Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating, installing and equipping the Project Facility.

Section 6. The Agency is hereby authorized to (a) acquire an interest in the Project Facility pursuant to the Bill of Sale to Agency and the other Transaction Documents, (b) grant an interest in the Project Facility pursuant to the Project Agreement and the other Transaction Documents, (c) grant the aforementioned Financial Assistance, (d) execute one (1) or more fee and leasehold mortgage, assignment of rents and leases, and security agreements in favor of such bank, governmental agency or financial institution as the Applicant may determine (such bank, governmental agency or financial institution, the “Bank”), encumbering the Project Facility, solely to subject the Agency’s interest in the Project Facility to the lien thereof, all to secure one (1) or more loans made by the Bank to the Applicant with respect to the Project Facility, and (e) do all things necessary,

convenient or appropriate for the accomplishment thereof. All acts heretofore taken by the Agency with respect to the foregoing are hereby approved, ratified and confirmed.

Section 7. The form and substance of the Project Agreement, the Bill of Sale to Agency and the other Transaction Documents, in the forms used by the Agency with respect to prior projects, together with such changes as the Chair, the Vice Chair or the CEO/Executive Director may hereafter deem necessary or appropriate, are hereby approved. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director are hereby authorized, on behalf of the Agency, acting together or individually, to execute and deliver the Project Agreement and the other Transaction Documents, and any document with or in favor of the Bank to which the Agency is a party, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same. The execution and delivery of each such agreement, approval and consent by such person(s) shall be conclusive evidence of such approval. The Agency's administrative fee for the transaction shall be \$55,000.

Section 8. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby further authorized, on behalf of the Agency, acting together or individually, to designate any additional Authorized Representatives (as defined in the Project Agreement) of the Agency.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed, acting individually or jointly, for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transaction Documents, to execute and deliver all such additional certificates, instruments, agreements and documents, to pay all such fees, charges and expenses, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, convenient or appropriate to effect the purposes of this Resolution and to cause compliance with all of the terms, covenants and provisions of the Transaction Documents to which the Agency is a party or which are binding on the Agency.

Section 10. The Agency recognizes that due to the complexities of the proposed transaction it may become necessary that certain of the terms approved hereby may require modifications from time to time which will not affect the intent and substance of the authorizations and approvals by the Agency herein. The Agency hereby authorizes the Chair, the Vice Chair and CEO/Executive Director of the Agency, acting individually or jointly, to approve modifications to the terms approved hereby which do not affect the intent and substance of this Resolution. The approval of such modifications shall be evidenced by the certificate of determination of an Agency officer or the execution and delivery by some or all such Agency officers of relevant documents containing such modified terms.

Section 11. The members of the Agency acknowledge the terms and conditions of Section 875(3) of the Act and the duties and obligations of the Agency thereunder with respect to granting of State Sales and Use Taxes (as such term is defined in Section 875 of the Act) with respect to the Project. The members hereby direct the officers of the Agency to comply with such terms and conditions with respect to the Project and hereby direct

Special Counsel to the Agency to include such terms and conditions in all relevant Transaction Documents.

Section 12. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 13. This Resolution shall take effect immediately and shall be effective for sixty (60) days from the date of its adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

**350 BROADWAY HICKSVILLE, LLC -
SEQRA Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

**RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ISSUING A
NEGATIVE DECLARATION FOR 350 BROADWAY HICKSVILLE, LLC**

Name of Project: 350 Broadway Hicksville, LLC

Location: 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York
11801

SEQR Status: Unlisted

**Determination
of Significance:** Negative Declaration

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of the New York State Industrial Development Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to, among other things, (i) acquire by purchase, lease, gift, bequest, devise or otherwise real or personal property or interests therein; and (ii) acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 350 BROADWAY HICKSVILLE, 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 350 Broadway Hicksville, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, 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 1.6 acre parcel of land located at 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 170; Lot: 37) (the “Land”), (2) the construction of an approximately 108,000 square foot (“sf”) building on the Land (the

“Building”), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a storage/warehouse facility for subleasing to future tenants for storage and warehouse purposes; (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (“NYSDEC”), being 6 NYCRR Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, Applicant was previously issued a negative declaration for the Project (“Town Negative Declaration”) and Project approvals from the Town of Oyster Bay Town Board (“Town Board”) on October 21, 2025 for: (1) a Special Use Permit (“SUP”), and; (2) site plan approval of the Project (collectively the “Town Approvals”); and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed:

1. the Application;
2. Part 1 of a Short Environmental Assessment Form, dated December 1, 2025 (“EAF”);
3. NYSDEC’s Environmental Resource Mapper (“NYSDEC Mapper”);
4. NYSDEC’s Environmental Assessment Form Mapper (“EAF Mapper”);
5. New York State Office of Parks, Recreation and Historic Preservation's Division for Historic Preservation Cultural Resource Information System Mapper (“CRIS Mapper”);
6. NYSDEC’s Environmental Remediation Database (“ERD”);
7. Town of Oyster Bay Inter-Departmental Memo on the Town Environmental Quality Review (“TEQR”) for the Project from Julia K. Schneider, dated June 27, 2025, including the (i) Project earthworks site plan (“Plan”), (ii) water demand calculations (“Water Demand Report”); (iii) solid waste generation calculation (“Solid Waste Report”); (iv) EAF solid waste management practices addendum (“Solid Waste Addendum”); (v) EAF hazardous materials protection measures addendum (“Hazardous Materials Addendum”); (vi) hazardous materials lease provision (“Hazardous Materials Provision”); (vii) the EAF; (viii) project description (“Project Description”); (ix) required approvals list (“Approvals List”); (x) zoning compliance analysis (“Zoning Analysis”); (xi) EAFs part 2 & 3 prepared by the Town Board (collectively, i-xi, the “TEQR Report”);
8. a Phase I Environmental Update report (“Phase I Report”) prepared by the P.W. Grosser

- Consulting dated April 2024;
9. the Town Approvals; and
 10. other relevant environmental information (collectively, 1 through 10 shall be referred to as the “Environmental Information”); and

WHEREAS, prior to making a recommendation about the potential environmental significance of the Project, the Agency has reviewed the Environmental Information, consulted various information sources, and considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

WHEREAS, a thorough analysis of the Environmental Information and potential environmental impacts associated with the Project reveals that the Project will not have any potentially significant adverse environmental impacts; and

WHEREAS, it is appropriate that the Agency issue a negative declaration pursuant to SEQRA for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project and Environmental Information, and upon the Agency’s knowledge of the Land and area surrounding the Land and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

- (A) The Project is an Unlisted Action pursuant to SEQRA because it consists of the construction of 108,000 sf storage/warehouse facility in a town having a population of more than 150,000 people and does not exceed any Type I thresholds;
- (B) The Agency has undertaken an uncoordinated review of the Project in accordance with the requirements of SEQRA;
- (C) No potentially significant adverse impacts on the environment are noted in the Environmental Information and none are known to the Agency; and
- (D) The Agency concurs with the determination of the Town Board as set forth in the Town Negative Declaration and incorporates the same by reference.

Section 2. Based upon the Agency’s review of the Environmental Information and investigations of the potential environmental impacts associated with the Project, considering both the magnitude and importance of each potential environmental impact indicated, and upon the Agency’s knowledge of the Land and surrounding area and such further investigations of the Project and its environmental effects as the Agency has deemed appropriate, the Agency has determined that the Project will not have a significant adverse impact upon the environment. The

reasons supporting this determination are as follows:

1. Impact on Land. The Project consists of development of a three story 108,000 sf storage/warehouse facility, with a Building footprint of 27,109± sf, on an approximately 1.6 acre parcel of vacant and unimproved Land containing a deteriorated asphalt parking lot previously used as storage for trucks, materials, and landscaping vehicles and equipment. The Land surface comprises an asphalt parking lot, with associated landscape islands primarily containing trees and grass. This parking lot contains approximately 110 parking stalls. Other proposed Project improvements include a new asphalt parking lot containing 29 parking stalls, outdoor lighting, landscaping, and drainage system. The Project is consistent with the land uses surrounding the Land which are primarily commercial and mixed-use. The Land spans between the Town's Zoning Code ("Zoning Code") General Business ("GB") Zoning and R1-7 One-Family Residence Districts. The Project Facility will be situated entirely within the GB portion of the Land and is permitted in the GB District with the granting of a special use permit from the Town Board, which was granted through the Town Approvals. The underlying zoning will not change as a result of the Project, and the Project will not impact or deter existing or future adjacent land use. The Project does involve minor excavation to accommodate the planned foundation and basement proposed for the Building, but the Project will retain the generally level character of the Land, and will not physically disturb adjacent properties. Furthermore, the Project does not involve any mining, or dredging during construction or operations. Accordingly, the Project will not create any potentially significant adverse impacts to land resources or land use.
2. Impact on Geological Features. The Project does not contain, and is not adjacent to, any unique geologic features or National Natural Landmarks. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to geological features.
3. Impact on Surface Water. The EAF indicates there is no presence of state or federal wetlands on the Land, nor is it located in a 100-year floodplain. The Project includes the installation of a new on-site stormwater drainage system ("Stormwater System"), primarily consisting of catch basins, piping and drywells. According to the TEQR Report, storage capacity will be provided to accommodate runoff from the three-inch storm event, in accordance with Town and NYSDOT standards, providing 14,123± cubic feet of storage, which is approximately 2.7 percent greater than the 13,750± cubic feet of storage capacity required. A preliminary SWPPP was developed for the Project, which includes erosion control measures to be employed during construction, and identification of long-term operation and maintenance requirements, consistent with the NYS Standards and Specifications for Erosion and Sediment Control. Based on the foregoing, the Project will not create any significant adverse impacts on surface water.
4. Impact on Groundwater. The Project does not increase any risks to groundwater as it does not involve the use of well water and will be connected to the municipal sanitary sewer system rather than discharging wastewater on-site. The wastewater that is generated by the Project will be treated at Nassau County's Cedar Creek sewage treatment plant which has adequate capacity. The Land is not located within or substantially contiguous to a designated special groundwater protection area or critical

environmental area. According to the TEQR Report, the Applicant has attested that all Project customers will be required to sign a rental agreement which includes specific clauses prohibiting the storage of hazardous materials. Furthermore, the Project does not involve any mining, or dredging, during construction, operations, or any other activities which would entail any risk to groundwater, including the use or production of hazardous material. Accordingly, the Project will not create any potentially significant adverse impacts to groundwater.

5. Impact on Flooding. The EAF states that the Project is not located within a 100-year flood plain. Furthermore, the Project proposes the construction and maintenance of the Stormwater System which, as discussed above, will adequately manage impacts from stormwater flows on the Land. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to flooding.
6. Impact on Air. The Project will not be a significant source of air emissions. Construction of the Project will result in minor impacts from air emissions, but these will be limited in scope and temporary in duration. The Project does not entail the types of activities or operations that require the Applicant to acquire air registration permits or that are associated with a significant potential for air emissions. Accordingly, the Project is not anticipated to create any significant adverse impacts to air resources.
7. Impact on Plants and Animals. The EAF Mapper does not show, and the Agency is not aware of, the existence of any species that is endangered, threatened, or of special concern at or adjacent to the Land. Furthermore, as the Project is limited to the redevelopment of 1.6 acres of Land currently consisting of derelict vacant surface parking, it will not increase any development of undeveloped habitat. Accordingly, the Project is not anticipated to create any significant adverse impacts to plants, animals or natural communities, or wildlife habitat.
8. Impact on Agricultural Land Resources. The Project is not within an existing Agricultural District, nor is the Land utilized for agricultural purposes as it has been previously developed. The Project does not entail the types of activities or operations that would be associated with any risk to agricultural lands, and the Land is not adjacent, contiguous or in close proximity to any lands used for agricultural purposes. Therefore, the Project will not create any significant adverse impacts to agricultural land resources.
9. Impact on Aesthetic Resources. The Project is limited to the redevelopment of 1.6 acres of Land currently consisting of derelict vacant surface parking, and the Project is consistent with the nature and character of the surrounding uses, as confirmed by the granting of the Town Approvals. The Project will develop the Land with a new, 3-story Building, and will include substantial landscaping, which will enhance the aesthetic character of the Land. As explained in the TEQR Report, based on renderings of the Project, the Building includes a range of architectural features which will moderate the appearance of building bulk and add visual interest in line with the visual character of surrounding commercial uses along the South Broadway corridor.
10. Impact on Historic and Archaeological Resources. The Project is not located in,

contiguous, or adjacent to buildings and sites listed on the National or State Register of Historic Places, or that have been determined to be eligible for listing on the State Register of Historic Places. Moreover, the Land is not listed by the EAF Mapper as a potentially sensitive area for archaeological resources, particularly considering the disturbance that occurred for the previous development on the Land as a parking lot. Accordingly, the Project will not create any significant adverse impacts to historical or archaeological resources

11. Impact on Open Space and Recreation. The Project Land does not comprise of public open space and is not currently used for outdoor recreation or fishing and hunting. Furthermore, the Project will not displace or disturb any surrounding open space or recreation areas. Accordingly, the Project will not have any adverse impacts to open space or recreational resources.
12. Impact on Critical Environmental Areas. The Project is not located in or substantially contiguous to any Critical Environmental Areas. As such, the Project will not create any significant adverse impacts to Critical Environmental Areas.
13. Impact on Transportation. The EAF and TEQR Report indicate that the Project will have minimal impact on the transportation system in the surrounding area. The Project is expected to generate an additional 10 vehicle trips during the AM peak hour, 16 trips during the PM peak hour, and 18 trips during the Saturday peak hour. As explained in the TEQR Report, this will result in a zero or negligible delay (less than 1 second) for vehicle travel at surrounding intersections, which all operate at adequate levels of service.

No additional improvements will be required for the entrance to the Project, which operates at adequate levels of service, and which will only permit right turn entrance due to the presence of a median between the lanes of traffic. The sight triangle for the Project entrance was also found in the TEQR Report to have adequate sight distance available for entering and exiting traffic without the need for additional mitigation. In addition, construction impacts will be temporary and limited generally to construction worker travel to and from the Land between the hours of 7 AM and 4 PM. No road closures are expected to be required during the construction of the Project.

With regard to parking, the Zoning Code requires 1 parking space for every 4,000 sf of gross floor area. The Building is proposed to be 108,236 sf, requiring 28 parking spaces, whereas 29 are proposed for the Project. As to public and pedestrian transportation, the Project is served by public transportation facilities and pedestrian transportation facilities, including the Hicksville LIRR Station. The Project also includes pedestrian accommodations, including the construction of sidewalks and bike racks, however it is not anticipated that the Project will generate significant pedestrian traffic in its operation as a self-storage warehouse Project Facility.

Based on the foregoing, the Project is not anticipated to create any significant adverse impacts to transportation.

14. Impact on Energy. The Project's use of the Land for operation of a storage/warehouse

facility is not expected to create a significant increase in demand for energy, and electricity for the Project will be provided by the local utility which has ample capacity. Additionally, as provided in the EAF, the mechanical systems for the Project Facility will be high-efficiency and comply with the Energy Conservation Code, including the electrical, lighting, and water systems. As such, the Project will not create any significant adverse impacts to energy resources.

15. Impact on Noise, Odor and Light. The Project does not involve the construction or operation of any actions which appreciably create noise, odors or excessive lighting. Furthermore, lighting for the Project will be downward facing and dark-sky compliant and shielded to minimize impacts to neighboring properties. Additionally, all exterior lighting for the Project will be extinguished by 11 PM daily. The Project is expected to increase noise levels during construction; however, any impacts to noise or odor from construction activities will be minor given the limited size of the Project and will be temporary in nature. Operation of the Project once constructed is not anticipated to generate significant noise impacts, which will generally be limited between 6 AM and 10 PM when customers of the Project Facility will be permitted to access their storage units. Accordingly, the Project is not anticipated to create any significant adverse impacts to noise, odors or light.
16. Impact on Public Health. The Project will not increase activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials. Further as explained above, all customers of the Project Facility will be required to sign a rental agreement which includes specific clauses prohibiting the storage of hazardous materials. Additionally, the Project will utilize a municipal water supply rather than groundwater via a well, thereby obviating any potential impacts from groundwater contamination.

According to the Phase I Report, the Land was previously subject to a gasoline release identified on the NYSDEC Spill Database. The spill was cleaned to the satisfaction of the NYSDEC and was closed on October 18, 1988. No other potentially hazardous conditions on the Land were identified in the Phase I Report. Accordingly, based on the foregoing the Project is not anticipated to create any significant adverse impact to public health.

17. Impact on Character of the Community, and Community Plans. As discussed above, the Project is consistent with the underlying zoning requirements, except with regard to the location of the parking for the Project. While the Project provides greater than the requisite number of parking spaces, due to the Land being split zoned, the parking for the Project Facility will be in a residential district, despite being part of the same contiguous parcel making up the Land. Therefore, the Project requires a variance to permit parking within the residentially zoned portion of the Land. As discussed above, the Project is not anticipated to have significant impacts from noise, parking, or lighting, and therefore, this issuance of a variance will not likely impact nearby residential uses. The Project will not result in significant population growth, and is consistent with the character of the existing sub-urban mixed-use community in which it is located. The Project will be similarly sized to surrounding buildings. Furthermore, the Project will put back into productive

use a vacant parcel which has been vacant and in a state of deterioration for several years. Additionally, and as discussed above, the Project will not have any significant adverse environmental impacts on the surrounding community. Accordingly, and as evidenced by the Town Approvals and the Town Negative Declaration, the Project will not create any significant adverse impacts to the character of the community or community plans.

18. Impact on Disadvantaged Communities. Per the New York Environmental Justice Law (“EJL”), lead agencies must consider during SEQRA review, whether the proposed action would result in a disproportionate pollution burden on a Disadvantaged Community (“DAC”). New York’s Climate Justice Working Group (“CJWG”) in its map of DACs has not identified the Land and surrounding area as a DAC, and the closest mapped DAC is over 1.77 miles away to the west of the Land. Furthermore, as discussed above, the Project will not have a significant adverse impact on the surrounding communities. Accordingly, the Project will not result in a disproportionate burden on DACs.

Section 3. Since the Project will not have a significant adverse impact on the environment, a negative declaration (“Negative Declaration”) pursuant to SEQRA is hereby issued. This Negative Declaration has been prepared pursuant to and in accordance with the requirements of SEQRA.

Section 4. The Chairman, CEO/Executive Director and Administrative Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution, which was adopted by a majority vote of the Agency, shall serve as the Negative Declaration (as defined in 6 NYCRR 617.2(z)) for the Project, and is issued by the Agency, pursuant to and in accordance with, shall take effect immediately.

Section 6. For further information on this Determination of Significance/Negative Declaration contact:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
ATTN: Sheldon L. Shrenkel, CEO/Executive Director
Phone: 516-571-1945

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Joseph Manzella	VOTING
Reginald Spinello	VOTING
Marco Troiano	VOTING
Ryan Sakowich	VOTING

The foregoing resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

350 BROADWAY HICKSVILLE, LLC - PILOT Deviation Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION AUTHORIZING A DEVIATION FROM THE UNIFORM
TAX EXEMPTION POLICY OF THE NASSAU COUNTY
INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT
TO A PROJECT FOR 350 BROADWAY HICKSVILLE, LLC

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 350 BROADWAY HICKSVILLE, 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 350 Broadway Hicksville, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, 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 1.6 acre parcel of land located at 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 170; Lot: 37) (the "Land"), (2) the construction of an approximately 108,000 square foot building on the Land (the "Building"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a storage/warehouse facility for subleasing to future tenants for storage and warehouse purposes; (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, sales

and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Application states that the Applicant is seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, pursuant to Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused a letter dated February 26, 2026 (the “Pilot Deviation Notice Letter”) to be mailed to the chief executive officer of each affected tax jurisdiction (and to the district clerk of the applicable school district), informing said individuals that the Agency would, at its meeting on March 12, 2026 (the “IDA Meeting”), consider a proposed deviation from the Tax Exemption Policy with respect to the payments in lieu of real property taxes to be made pursuant to a payment in lieu of taxes agreement to be entered into by the Agency with respect to the Project Facility; and (B) the members of the Agency conducted the IDA Meeting on the date hereof and reviewed any comments and correspondence received with respect to the proposed deviation from the Tax Exemption Policy; and

WHEREAS, the Applicant has designated PG3 Hicksville Owner, LLC, a Delaware limited liability company (the “Company”), which is an affiliate of the Applicant, to be the lessee/sublessee of the Project Facility and the recipient of the Financial Assistance; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 874(4) of the Act with respect to the proposed deviation from the Tax Exemption Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Prior to making the determinations set forth in this resolution, the members of the Agency have considered the following factors, which include the factors set forth in the Tax Exemption Policy: (1) the extent to which the Project would create or retain permanent jobs; (2) the extent to which the Project would create construction jobs; (3) the estimated value of tax exemptions to be provided with respect to the Project; (4) the amount of private sector investment generated or likely to be generated by the Project; (5) the likelihood of the Project being accomplished in a timely manner; (6) the extent of new revenue that would be provided to affected tax jurisdictions as a result of the Project; (7) whether affected tax jurisdictions would be reimbursed by the Company if the Project does not fulfill the purposes for which an exemption was provided, (8) the impact of the Project on existing and proposed businesses and economic development projects in the vicinity, (9) the demonstrated public support for the Project, (10) the effect of the Project on the environment, (11) the extent to which the Project would require the provision of additional services, including, but not limited to, additional educational,

transportation, police, emergency, medical or fire services, (12) the extent to which the Project will utilize resource conservation, energy efficiency, green technologies, and alternative and renewable energy measures, (13) the extent to which the Project would provide onsite child care services or otherwise facilitate new child care services, and (14) any other miscellaneous public benefits that might result from the Project.

Section 2. The Agency hereby determines that the Agency has fully complied with the requirements of Section 874(4) of the Act relating to the proposed deviation from the Tax Exemption Policy.

Section 3. Having reviewed all comments and correspondence received at or prior to the IDA Meeting, the Agency hereby approves the proposed deviation from the Tax Exemption Policy as described in the Pilot Deviation Notice Letter (a copy of which is attached hereto as Exhibit A) because it is necessary to induce the Applicant to undertake the Project and that the PILOT payments would not be lower than the real property taxes that should otherwise apply with respect to the Land and the existing improvements thereon as of the closing date of the Transaction (as hereinafter defined).

Section 4. The Chair, Vice Chair, CEO/Executive Director and Administrative Director of the Agency are each hereby authorized and directed, acting individually or jointly, to distribute copies of this Resolution to the Applicant and the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. If the Agency hereafter adopts appropriate final approving resolutions with respect to the proposed straight-lease transaction with the Applicant and the Company (the "Transaction"), the Chair, Vice Chair, CEO/Executive Director and Administrative Director of the Agency are each hereby authorized and directed, acting individually or jointly, to cause the Agency to (A) enter into a Payment in Lieu of Taxes Agreement with the Company, providing, among other things, that the Company shall make payments in lieu of taxes consistent with the formula set forth in the Pilot Deviation Notice Letter, and (B) file an application for real property tax exemption with the appropriate assessor(s) with respect to the Project Facility.

Section 5. This Resolution shall take effect immediately, but is subject to and conditioned upon the closing of the Transaction.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

EXHIBIT A

Pilot Deviation Notice Letter

See Attached



NASSAU COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY

February 27, 2026

CERTIFIED MAIL, RETURN
RECEIPT REQUESTED and
FIRST CLASS MAIL

County Executive Bruce A. Blakeman
County of Nassau
1550 Franklin Avenue
Mineola, NY 11501

Supervisor Joseph Saladino
Town of Oyster Bay
54 Audrey Avenue
Oyster Bay, NY 11771

Superintendent Theodore Fulton
Hicksville Union Free School District
200 Division Avenue
Hicksville, NY 11801

District Clerk
Hicksville Union Free School District
200 Division Avenue
Hicksville, NY 11801

NOTICE OF PROPOSED DEVIATION FROM
UNIFORM TAX EXEMPTION POLICY

Ladies and Gentlemen:

Notice is hereby given that at a meeting of the Nassau County Industrial Development Agency (the "Agency") to be held on March 12, 2026 at 6:00 p.m. local time at the Nassau County Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, New York 11501, the Agency will consider whether to approve the application of the Applicant (as defined below) for certain "financial assistance" which, if granted, would deviate from the Agency's Uniform Tax Exemption Policy (the "Policy") with respect to the payment of real property taxes. The meeting of the Agency will be open to the public.

350 BROADWAY HICKSVILLE, 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 350 Broadway Hicksville, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance



1 West St., 4th Floor
Mineola, NY 11501



Phone: 516-571-1945
Fax: 516-571-1076



info@nassauida.org
nassauida.org

(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 1.6 acre parcel of land located at 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 170; Lot: 37) (the "Land"), (2) the construction of an approximately 108,000 square foot building on the Land (the "Building"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a storage/warehouse facility for subleasing to future tenants for storage and warehouse purposes; (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Application states that the Applicant is seeking an abatement of real property taxes. However, based upon preliminary negotiations between representatives of the Applicant and the Agency, the parties contemplate that the Agency may agree to grant a real property tax exemption (the "Property Tax Exemption") with respect to the Project Facility as follows:

(i) for the period commencing on the date of the closing of the Project transaction (the "Closing Date") to and including the day prior to the Effective Date (as defined below), payments shall be equal to one hundred percent (100%) of the real property taxes and assessments that would be levied annually upon the Project Facility without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Project Facility to the Agency; and

(ii) for the period commencing on the Effective Date and continuing for fifteen (15) full fiscal tax years thereafter, fixed payments equal to the sum of the BASE PILOT and the IMPROVEMENT PILOT.

Thereafter, and through the end of the term of the lease or installment sale agreement with respect to the Project Facility, the payments would be equal to the real property taxes and assessments that would be payable as if the Project Facility were returned to the tax rolls as taxable property and subject to taxation at its then current, full assessed value, as the same may be reassessed from time to time, and subject to tax rate increases imposed by the affected tax jurisdictions.

For the purposes of the foregoing, the following terms shall have the following meanings:

(a) "BASE PILOT" shall be deemed to mean the amount of all real property taxes and assessments that would be payable on the Land and the existing improvements thereon as of the Closing Date without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Project Facility to the Agency, which amount shall be increased by 2.00% per year (compounded) after the second (2nd) fiscal tax year. Except as set forth in the immediately preceding sentence, the BASE PILOT shall not increase or decrease during the term of the PILOT Agreement that would be entered into with respect to the proposed Project. The BASE PILOT shall

be reduced by any special taxes, assessments or levies that the Applicant is required to pay separately to the affected tax jurisdictions. In calculating the Base PILOT, the Agency shall take into account the most recent assessment data (i.e., assessed value and tax rates) available as of the Closing Date, including any applicable approved tax certiorari stipulation or other settlement or arrangement with the applicable tax assessor(s).

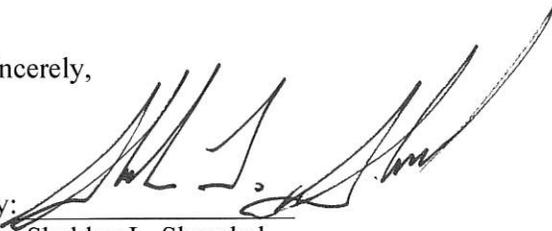
(b) "IMPROVEMENT PILOT" shall be deemed to mean the product of the following amounts, as determined by the Agency: (i) the Assessed Value of the Improvement, (ii) the Rate, and (iii) the number 0.01, as phased in and adjusted pursuant to Exhibit A attached hereto. The term "Assessed Value of the Improvement" shall be deemed to mean the product of (y) the fair market value of the Project Facility (less the market value used in the calculation of the BASE PILOT) for real property tax valuation purposes, computed as of the estimated date of completion, as determined by the Agency using a methodology reasonably selected by the Agency, and (z) the level of assessment used by the Nassau County Assessor as of the year in which the Closing Date occurs. The Rate shall be evidenced by the tax rates set forth in School Tax Bills and General Tax Bills based on the most recent assessment data available to the Agency as of the year in which the Closing Date occurs. The IMPROVEMENT PILOT shall be reduced by any special taxes, assessments or levies that the Applicant is required to pay separately to the affected tax jurisdictions.

(c) "Effective Date" shall be deemed to mean for each affected tax jurisdiction the first day of the first fiscal tax year following the first taxable status date occurring subsequent to the last to occur of (i) the Agency acquiring an interest in the Project Facility, (ii) the filing by the Agency of the appropriate application for tax exemption with the appropriate tax assessor(s), and (iii) the acceptance of such Application by such assessor(s).

The Property Tax Exemption, if approved by the Agency, would constitute a deviation from the Policy.

The reason for the deviation is that the Property Tax Exemption, if approved by the Agency, is necessary to induce the Applicant to undertake the Project and that the PILOT payments would not be lower than the real property taxes that should otherwise apply with respect to the Land and the existing improvements thereon as of the Closing Date.

Sincerely,

By: 

Sheldon L. Shrenkel
CEO/Executive Director

Exhibit A

<u>Period</u>	<u>Begin</u>	<u>End</u>	<u>Assessed Value of Improvement ("AV") Phase-In</u>	<u>PILOT RATE</u>
1	Closing Date	1 day prior to Effective Date	N/A	N/A
2	Effective Date	1 yr Anniversary of Effective Date	.00 * AV	SUM OF TAX RATES AS OF YEAR OF CLOSING ("RATE")
3	1 yr Anniversary of Effective Date	2 yr Anniversary of Effective Date	.0667 * AV	RATE
4	2 yr Anniversary of Effective Date	3 yr Anniversary of Effective Date	.1333 * AV	RATE * 1.0200
5	3 yr Anniversary of Effective Date	4 yr Anniversary of Effective Date	.2000 * AV	RATE * 1.0404
6	4 yr Anniversary of Effective Date	5 yr Anniversary of Effective Date	.2667 * AV	RATE * 1.0612
7	5 yr Anniversary of Effective Date	6 yr Anniversary of Effective Date	.3333 * AV	RATE * 1.0824
8	6 yr Anniversary of Effective Date	7 yr Anniversary of Effective Date	.4000 * AV	RATE * 1.1041
9	7 yr Anniversary of Effective Date	8 yr Anniversary of Effective Date	.4667 * AV	RATE * 1.1262
10	8 yr Anniversary of Effective Date	9 yr Anniversary of Effective Date	.5333 * AV	RATE * 1.1487
11	9 yr Anniversary of Effective Date	10 yr Anniversary of Effective Date	.6000 * AV	RATE * 1.1717
12	10 yr Anniversary of Effective Date	11 yr Anniversary of Effective Date	.6667 * AV	RATE * 1.1951
13	11 yr Anniversary of Effective Date	12 yr Anniversary of Effective Date	.7333 * AV	RATE * 1.2190
14	12 yr Anniversary of Effective Date	13 yr Anniversary of Effective Date	.8000 * AV	RATE * 1.2434
15	13 yr Anniversary of Effective Date	14 yr Anniversary of Effective Date	.8667 * AV	RATE * 1.2682
16	14 yr Anniversary of Effective Date	15 yr Anniversary of Effective Date	.9333 * AV	RATE * 1.2936
<u>Period</u>	<u>BASE PILOT</u>	<u>IMPROVEMENT PILOT</u>	<u>TOTAL PILOT</u>	
1	100 % of taxes as of year of Closing	100 % of taxes as of year of Closing	BASE PILOT + IMPROVEMENT PILOT	
2	100% of taxes as of year of Closing	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
3	100% of taxes as of year of Closing	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
4	100% of taxes as of year of Closing*1.0200	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	

5	100% of taxes as of year of Closing *1.0404	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
6	100% of taxes as of year of Closing *1.0612	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
7	100% of taxes as of year of Closing *1.0824	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
8	100% of taxes as of year of Closing *1.1041	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
9	100% of taxes as of year of Closing *1.1262	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
10	100% of taxes as of year of Closing *1.1487	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
11	100% of taxes as of year of Closing *1.1717	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
12	100% of taxes as of year of Closing *1.1951	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
13	100% of taxes as of year of Closing *1.2190	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
14	100% of taxes as of year of Closing *1.2434	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
15	100% of taxes as of year of Closing *1.2682	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	
16	100% of taxes as of year of Closing *1.2936	AV*PILOT RATE	BASE PILOT + IMPROVEMENT PILOT	

INTER-DEPARTMENTAL MAIL

Cross out previous address. Use repeatedly until all spaces are utilized

**PARKS ADMIN.
ACCOUNTS PAYABLE**

Name _____
Dept. _____

Name _____
Dept. _____

Name ~~David Facchini~~
Dept. ~~Management~~

Name _____
Dept. _____

Name _____
Dept. _____

Name ~~[scribble]~~
Dept. ~~[scribble]~~

Name _____
Dept. _____

Name _____
Dept. _____

Name ~~Vendor Claims~~
Dept. ~~Comptroller's Office~~
~~2000 CSR~~

Name _____
Dept. _____

Name _____
Dept. _____

County Executive Bruce Blakeman

Name _____
Dept. _____

Name _____

Name _____

Name _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Supervisor Joseph Saladino
Town of Oyster Bay
54 Audrey Avenue
Oyster Bay, NY 11771



9590 9402 6056 0125 8986 16

2. Article Number (Transfer from service label)

7020 1810 0001 5509 2171

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- | | |
|---|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

2127126 350 Broadway
NY

Postmark
Here

Supervisor Joseph Saladino
Town of Oyster Bay
54 Audrey Avenue
Oyster Bay, NY 11771

Public
Hearing
Tax
Deviation
notice

for Instructions

7020 1810 0001 5509 2171

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Superintendent Theodore Fulton
 Hicksville Union Free School
 District
 200 Division Avenue
 Hicksville, NY 11801



9590 9402 6056 0125 3985 55

2. Article Number (Transfer from service label)

7020 1810 0001 5509 2157

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

7020 1810 0001 5509 2157

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

2/27/26 350 Broad way

Postmark Here

Superintendent Theodore Fulton
 Hicksville Union Free School
 District
 200 Division Avenue
 Hicksville, NY 11801

Public Hearing
 Tax Debit
 ion
 Noble
 or Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

District Clerk
 Hicksville Union Free School
 District
 200 Division Avenue
 Hicksville, NY 11801



9590 9402 6056 0125 3986 09

2. Article Number (Transfer from service label)

7020 1810 0001 5509 2164

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

\$

2127126 350
 Broadway

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
 Here

Postage

\$

District Clerk
 Hicksville Union Free School
 District
 200 Division Avenue
 Hicksville, NY 11801

Public
 Hearing
 Tax
 Division
 Notice

Instructions

7020 1810 0001 5509 2164

350 BROADWAY HICKSVILLE, LLC - Approving Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-__

RESOLUTION TAKING OFFICIAL ACTION TOWARD AND APPROVING
THE ACQUISITION AND STRAIGHT LEASING OF A CERTAIN PROJECT
FOR 350 BROADWAY HICKSVILLE, LLC

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 350 BROADWAY HICKSVILLE, 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 350 Broadway Hicksville, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, 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 1.6 acre parcel of land located at 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 170; Lot: 37) (the “Land”), (2) the construction of an approximately 108,000 square foot building on the Land (the “Building”), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a storage/warehouse facility for subleasing to future tenants for storage and warehouse purposes; (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, any approval of the Project is contingent upon, among other things, a final determination by the members of the Agency to proceed with the Project following a determination by the Agency that: (A) the public hearing and notice requirements and other procedural requirements contained in the Act relating to the Project and the Financial Assistance have been satisfied; and (B) the undertaking of the Project by the Agency and the granting of the Financial Assistance are and will be in compliance with all other applicable requirements of the Act, SEQRA (as defined below) and all other statutes, codes, laws, rules and regulations of any governmental authority having jurisdiction over the Project or the Project Facility (collectively, the “Applicable Laws”); and

WHEREAS, the CEO/Executive Director of the Agency (A) caused notice of public hearings of the Agency pursuant to Section 859-a of the Act (collectively, the “Public Hearing”) to hear all persons interested in the Project and the Financial Assistance contemplated by the Agency with respect to the Project, to be mailed on February 27, 2026 to the chief executive officer of the County of Nassau, New York, and of each other affected tax jurisdiction within which the Project Facility is or is to be located; (B) caused notice of the Public Hearing to be published on February 27, 2026 in the Nassau edition of *Newsday*, a newspaper of general circulation available to residents of the County of Nassau, New York; (C) caused the Public Hearing to be conducted on March 10, 2026, at 1:30 p.m., local time, at Oyster Bay Community Center, 59 Church Street, Town of Oyster Bay, Nassau County, New York; (D) caused the Public Hearing to be streamed on the Agency’s website in real-time and caused a recording of the Public Hearing to be posted on the Agency’s website, all in accordance with Section 857 of the Act; and (E) caused transcripts of the Public Hearing (collectively, the “Report”) to be prepared which transcribed the views presented at the Public Hearing and distributed the Report to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (“NYSDEC”), being 6 N.Y.C.R.R. Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, by resolution adopted by the members of the Agency on the date hereof (the “SEQRA Resolution”), the Agency: (a) determined that the Project is an Unlisted Action pursuant to SEQRA, (b) determined the Project will not have a significant adverse impact upon the environment, and (c) issued a negative declaration with respect to the Project pursuant to SEQRA; and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Agency’s uniform tax exemption policy (the “Tax Exemption Policy”) to be mailed on February 26, 2026 to the chief executive officer of each affected tax jurisdiction and to the district clerk of the applicable school district (the “Deviation Notice”); and (B) the members of the Agency conducted the IDA

Meeting on the date hereof and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency's uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, the Applicant has designated PG3 Hicksville Owner, LLC, a Delaware limited liability company (the "Company"), which is an affiliate of the Applicant, to be the lessee/sublessee of the Project Facility and the recipient of the Financial Assistance; and

WHEREAS, the Agency now desires to make its determination to proceed with the Project and to grant the Financial Assistance, subject to the terms hereof; and

WHEREAS, (A) the Company will execute and deliver a bargain and sale deed, assignment of lease or company lease agreement to the Agency, pursuant to which the Company will convey an interest in the Land and the Building to the Agency (the "Conveyance Instrument"), (B) the Company will execute and deliver a bill of sale (the "Bill of Sale to Agency") to the Agency, pursuant to which the Company will convey to the Agency its interest in the Equipment, (C) the Company will execute and deliver a lease agreement or sublease agreement (uniform project agreement) (the "Project Agreement") between the Agency and the Company, pursuant to which the Agency will grant to the Company a leasehold interest in the Project Facility and appoint the Company as the agent of the Agency for purposes of undertaking the acquisition, construction, installation and equipping of the Project Facility, (D) the Company will cause to be executed and delivered an environmental compliance and indemnification agreement (the "Environmental Indemnification") pursuant to which the Agency will be indemnified from and against certain losses, costs, damages and liabilities, (E) the Company will execute and deliver or cause to be executed and delivered a payment in lieu of taxes agreement (the "PILOT Agreement") to the Agency, and, to secure the obligations thereunder, a certain mortgage and assignment of leases and rents in favor of the County of Nassau, New York (the "PILOT Mortgage"), and (F) the Company will execute and deliver and/or cause to be executed and delivered certain other certificates, documents, instruments and agreements related to the Project (together with the Conveyance Instrument, the Bill of Sale to Agency, the Project Agreement, the Environmental Indemnification, the PILOT Agreement and the PILOT Mortgage, collectively, the "Transaction Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. In accordance with Section 859-a of the Act, the Agency has caused to be prepared a written cost-benefit analysis with respect to the Project and the granting of the Financial Assistance (the "Analysis"). The Agency has reviewed the Application, the Analysis and the Report and, based upon the representations made by the Applicant and the Company to the Agency and the facts and information obtained by the Staff of the Agency and reported to and reviewed by the members of the Agency at this meeting (including, without limitation, the facts and information set forth in the Staff Review of the Application), the Agency has reviewed and assessed all material information necessary to afford a reasonable basis for the Agency to make a determination to approve the Financial

Assistance. In addition, the Agency makes the following findings and determinations with respect to the Project:

(a) based on the proposed use of the Project Facility as set forth in the Application, the economic effects of the Project on the area in which it is situated including the prevention of economic deterioration, the job opportunities to be created and/or maintained by the Project, the Project will constitute a commercial facility and, therefore, the Project constitutes a “project” within the meaning of the Act;

(b) the granting of the Financial Assistance by the Agency to the Company is necessary to induce the Company to proceed with the Project;

(c) there is a likelihood that the Project would not be undertaken but for the granting of the Financial Assistance by the Agency to the Company;

(d) the completion of the Project Facility by the Company as agent of the Agency, the granting of an interest therein by the Agency to the Company and the operation thereof by the Company will not result in the removal of a facility or plant of the Company or any other proposed user, occupant or tenant of the Project Facility from one area of the State of New York (the “State”) to another area of the State or in the abandonment of one or more plants or facilities of the Company or any other proposed user, occupant or tenant of the Project Facility located within the State (but outside of Nassau County), except in compliance with subdivision (1) of Section 862 of the Act. Therefore, the provisions of subdivision (1) of Section 862 of the Act are not and will not be violated as a result of the granting of the Financial Assistance by the Agency to the Company;

(e) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State;

(f) no funds of the Agency shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant, nor shall any funds of the Agency be given in connection with the Project to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State, nor shall any funds of the Agency be used for advertising or promotional materials which depict elected or appointed government officials in either print or electronic media;

(g) the granting of the Financial Assistance by the Agency with respect to the Project will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Nassau County, New York and the State, will improve their standard of living, and will prevent unemployment and economic deterioration, and thereby serves the public purposes of the Act; and

(h) the Project Facility does not and will not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or

services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project. For purposes of this representation, “retail sales” shall mean: (i) sales by a registered vendor under Article 28 of the New York Tax Law primarily engaged in the retail sale of tangible personal property, as defined in subparagraph (i) of paragraph four of subdivision (b) of section 1101 of the New York Tax Law; or (ii) sales of a service to such customers.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the CEO/Executive Director and the staff of the Agency with respect to the Application, the IDA Meeting and the Public Hearing, including, without limitation, (a) those actions required to ensure full compliance with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project, and (b) the appointment of the law firm of Phillips Lytle LLP, Garden City, New York, as Special Counsel to the Agency with respect to all matters in connection with the Project.

Section 3. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project.

Section 4. Having considered fully all comments received at the Public Hearing, the IDA Meeting or otherwise in connection with the Project, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance, subject to the terms of this Resolution.

Section 5. The Agency hereby approves the Company as the lessee/sublessee under the Project Agreement, authorizes the Company to act as its agent for purposes of undertaking the acquisition, construction, installation and equipping of the Project Facility, and hereby approves the Company as the recipient of the Financial Assistance. The Agency hereby approves the granting of the Financial Assistance in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$544,253.00, in connection with the purchase or lease of furniture, fixtures, equipment, building materials, services and other personal property with respect to the acquisition, construction, installation and equipping of the Project Facility, (ii) exemptions from mortgage recording tax (excluding the portion of the mortgage recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law of the State of New York), for one or more mortgages (other than the PILOT Mortgage) securing the principal amount not to exceed \$12,000,000.00 in connection with the financing of the acquisition, construction, installation and equipping of the Project Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing, installing and equipping the Project Facility, and (iii) exemptions from real property taxes having an estimated net present value to the Applicant of \$1,001,345.04 assuming the Project would proceed without the Financial Assistance and a net present value to the affected tax jurisdictions of \$1,076,881.52 assuming that the Project would not be undertaken without the Financial Assistance, all consistent with the deviation set forth in the Deviation Notice, for the reasons set forth in the Deviation Notice and after consideration of the factors listed in the Deviation Notice, including those set forth in the Tax Exemption Policy.

Section 6. The Agency is hereby authorized to (a) acquire an interest in the Project Facility pursuant to the Bill of Sale to Agency and the other Transaction Documents, (b) grant an interest in the Project Facility pursuant to the Project Agreement and the other Transaction Documents, (c) grant the aforementioned Financial Assistance, (d) execute the PILOT Mortgage for the sole purpose of encumbering its interest in the Project Facility or accept such other collateral as the Chair, the Vice Chair or the CEO/Executive Director shall determine to secure the performance by the Company of its obligations under the PILOT Agreement, (e) execute one (1) or more fee and leasehold mortgage, assignment of rents and leases, and security agreements in favor of such bank, governmental agency or financial institution as the Company may determine (such bank, governmental agency or financial institution, the “Bank”), encumbering the Project Facility, solely to subject the Agency’s interest in the Project Facility to the lien thereof, all to secure one (1) or more loans made by the Bank to the Company with respect to the Project Facility, and (f) do all things necessary, convenient or appropriate for the accomplishment thereof. All acts heretofore taken by the Agency with respect to the foregoing are hereby approved, ratified and confirmed.

Section 7. The form and substance of the Project Agreement, the Bill of Sale to Agency, the Environmental Indemnification, the PILOT Agreement, the PILOT Mortgage and the other Transaction Documents, in the forms used by the Agency with respect to prior projects, together with such changes as the Acting Chair, the Vice Chair or the CEO/Executive Director may hereafter deem necessary or appropriate, are hereby approved. The Acting Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director are hereby authorized, on behalf of the Agency, acting together or individually, to execute and deliver the Project Agreement and the other Transaction Documents, and any document with or in favor of the Bank to which the Agency is a party, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same. The execution and delivery of each such agreement, approval and consent by such person(s) shall be conclusive evidence of such approval.

Section 8. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby further authorized, on behalf of the Agency, acting together or individually, to designate any additional Authorized Representatives (as defined in the Project Agreement) of the Agency.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed, acting individually or jointly, for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transaction Documents, to execute and deliver all such additional certificates, instruments, agreements and documents, to pay all such fees, charges and expenses, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, convenient or appropriate to effect the purposes of this Resolution and to cause compliance with all of the terms, covenants and provisions of the Transaction Documents to which the Agency is a party or which are binding on the Agency.

Section 10. The Agency recognizes that due to the complexities of the proposed transaction it may become necessary that certain of the terms approved hereby may require modifications from time to time which will not affect the intent and substance of the authorizations and approvals by the Agency herein. The Agency hereby authorizes the Chair, the Vice Chair and CEO/Executive Director of the Agency, acting individually or jointly, to approve modifications to the terms approved hereby which do not affect the intent and substance of this Resolution. The approval of such modifications shall be evidenced by the certificate of determination of an Agency officer or the execution and delivery by some or all such Agency officers of relevant documents containing such modified terms.

Section 11. The members of the Agency acknowledge the terms and conditions of Section 875(3) of the Act and the duties and obligations of the Agency thereunder with respect to granting of State Sales and Use Taxes (as such term is defined in Section 875 of the Act) with respect to the Project. The members hereby direct the officers of the Agency to comply with such terms and conditions with respect to the Project and hereby direct Special Counsel to the Agency to include such terms and conditions in all relevant Transaction Documents.

Section 12. The Chair, the Vice Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 13. This Resolution shall take effect immediately and shall be effective for sixty (60) days from the date of its adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	VOTING
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

THE BRIDGE - SEQRA Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Ceremonial Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair (present but not participating)
Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

Resolution No. 2026-___

**RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ISSUING A
NEGATIVE DECLARATION FOR ACQUISITION OF CERTAIN ASSETS FOR THE
BRIDGE MIXED-USE DEVELOPMENT**

Name of Project: The Bridge Mixed-Use Development

Location: 212-214 Third Street, 213 Station Road, No # Station Road and 55 Mineola Boulevard, Village of Mineola, Town of North Hempstead, Nassau County, New York 11501

SEQR Status: Unlisted

Determination of Significance: Negative Declaration

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of the New York State Industrial Development Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to, among other things, (i) acquire by purchase, lease, gift, bequest, devise or otherwise real or personal property or interests therein; and (ii) acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 212-214 THIRD STREET ASSOCIATES, 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 212-214 Third Street Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “212 Third Street”), and MINEOLA 212, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Mineola 212, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “Mineola 212” and together with 212

Third Street, the “Applicant”), have 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 0.64 acre parcel of land located at 212-214 Third Street, 213 Station Road, No # Station Road and 55 Mineola Boulevard, Village of Mineola (“Village”), Town of North Hempstead, Nassau County, New York (Section: 9; Block: 674; Lots: 2, 3, 5, 10, 11 and 12) (the “Land”), (2) the construction of an approximately 271,500 square foot, 9-story building (the “Building”) on the Land, including on-site parking, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a mixed-use residential condominium facility (the “Residential Component”) and commercial entertainment event facility (the “Commercial Component”); (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (“NYSDEC”), being 6 NYCRR Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, the Applicant was previously issued a negative declaration for the Project (“Village Negative Declaration”) and Project approvals on July 17, 2023, from the Village of Mineola Board of Trustees (“Village Board”), pursuant to Chapter 550 of the Village of Mineola Code (“Village Code”) for: (1) a Special Use Permit (“SUP”) under the Village Code’s incentive zoning regulations for the Downtown Overlay District (“DO District”) underlying the Project; (2) for relaxation of the Village Code’s regulations with respect to building height, front yard setback, side yard setback, lot coverage percentage, minimum unit size, and parking and loading (collectively, the “Variances”); and (3) site plan approval of the Project (collectively 1-3, the “Village Approvals”); and

WHEREAS, since the issuance of the Village Approvals, the Project has been slightly modified to reduce the number of proposed residential units from 120 to 101 for offer as condominiums by enlarging the size of the dwelling units; and

WHEREAS, because the building envelope remained unchanged, the Village determined that no additional SEQRA review or Village Approvals were required; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed:

1. the Application;
2. Part 1 of a Full Environmental Assessment Form, dated May 2, 2025 (“EAF”);
3. NYSDEC’s Environmental Resource Mapper (“NYSDEC Mapper”);
4. NYSDEC’s Environmental Assessment Form Mapper (“EAF Mapper”);
5. New York State Office of Parks, Recreation and Historic Preservation's Division for Historic Preservation Cultural Resource Information System Mapper (“CRIS Mapper”);
6. NYSDEC’s Environmental Remediation Database (“ERD”);
7. architectural drawings(“Drawings”) and visual renderings (“Renderings”) for the Project prepared by WSN Architect, PC, dated May 16, 2024;
8. updated site plans prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, PC, dated August 8, 2025 (“Site Plans”);
9. a Traffic Impact Study for the Project prepared by Creighton Manning Engineering LLP, dated May 30, 2023 (“TIS”);
10. a Phase I Environmental Site Assessment prepared by Cider Environmental, dated May 26, 2025 (the “Phase I Report”);
11. the Village Negative Declaration;
12. the Village Approvals;
13. other relevant environmental information (collectively, 1 through 13 shall be referred to as the “Environmental Information”); and

WHEREAS, prior to making a recommendation about the potential environmental significance of the Project, the Agency has reviewed the Environmental Information, consulted various information sources, and considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

WHEREAS, while the Agency is not a “state agency” within the meaning of the Climate Leadership and Community Protection Act (“CLCPA”), the Agency has nevertheless evaluated potential environmental impacts on disadvantaged communities and air emissions as set forth more fully below; and

WHEREAS, a thorough analysis of the Environmental Information and potential environmental impacts associated with the Project reveals that the Project will not have any potentially significant adverse environmental impacts; and

WHEREAS, it is appropriate that the Agency issue a negative declaration pursuant to SEQRA for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project and Environmental Information, and upon the Agency’s knowledge of the Land and area surrounding the Land and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the

Project:

- (A) The Project is an Unlisted Action pursuant to SEQRA because it involves the construction of 101 residential units connected to existing public water and sewage systems on .64 acres and does not meet or exceed any of the Type I thresholds;
- (B) The Agency has undertaken an uncoordinated review of the Project in accordance with the requirements of SEQRA;
- (C) No potentially significant adverse impacts on the environment are noted in the Environmental Information and none are known to the Agency; and
- (D) The Agency concurs with the determination of the Village Board as set forth in the Village Negative Declaration and incorporates the same by reference.

Section 2. Based upon the Agency's review of the Environmental Information and investigations of the potential environmental impacts associated with the Project, considering both the magnitude and importance of each potential environmental impact indicated, and upon the Agency's knowledge of the Land and surrounding area and such further investigations of the Project and its environmental effects as the Agency has deemed appropriate, the Agency has determined that the Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. Impact on Land. The Project consists of the redevelopment of an approximately .64 acre parcel currently developed with three vacant commercial buildings including a commercial garage and outdated surface parking. The Project is consistent with the surrounding urban mixed commercial/residential uses and is consistent with the DO District zoning classification of the Land, which will not change as a result of the Project. The Project will not impact or deter existing or future adjacent land use. Accordingly, the Project will not create any potentially significant adverse impacts to land resources or land use.
2. Impact on Geological Features. The Project does not contain, and is not adjacent to, any unique geologic features or National Natural Landmarks. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to geological features.
3. Impact on Surface Water. The EAF and the EAF Mapper indicate there are no state or federal wetlands or other surface water resources on the Land. Additionally, the Project will not result in an increase of stormwater runoff at the Land as there will be only a slight increase of impermeable surfaces, of approximately .12 acres. Stormwater will be managed on the Land through a comprehensive stormwater management system (the "Stormwater System"), collecting stormwater from the rooftop, courtyard, and garage areas and conveying it to a series of leaching galleys below the on-site parking garage to eliminate stormwater overflow to adjacent properties or roadways. Based on the foregoing, the Project will not create any significant adverse impacts on surface water.
4. Impact on Groundwater. The Project does not involve any activities which would entail

- any risk to groundwater, including the use, storage, or production of hazardous material or waste. In addition, as explained below, contamination on the Land resulting from prior uses of the Land will be remediated in accordance with state and federal regulations, thereby further improving groundwater in the vicinity of the Land. Finally, the Project does not propose to impact existing groundwater levels as the Project does not propose to utilize well water. Accordingly, the Project will not create any potentially significant adverse impacts to groundwater.
5. Impact on Flooding. The EAF states that the Project is not located within a 100-year flood plain. Furthermore, the Project will have an insubstantial increase in impervious surfaces of .12 acres and does not involve the impoundment of water. As discussed above, the Project includes the Stormwater System, which will comprehensively manage stormwater received on the Land, thereby preventing it from flowing onto adjacent properties or roadways. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts from flooding.
 6. Impact on Air. The Project will not be a significant source of air emissions, including greenhouse gas emissions. The Project, consisting of the construction and occupancy of 101 residential units and 10,000 square feet of commercial space, does not entail the types of activities or operations that require the Applicant to acquire air registration permits or that are associated with a significant potential for air emissions. Emissions during construction of the Project will be temporary and limited in scope. Accordingly, the Project is not anticipated to create any significant adverse impacts to air resources.
 7. Impact on Plants and Animals. The EAF Mapper does not show, and the Agency is not aware of, the existence of any threatened or endangered species, or any species of special concern at the Land. Furthermore, as the project is limited to the redevelopment of .64 acres of vacant commercial buildings and parking space, it will not decrease existing undeveloped habitat. Accordingly, the Project is not anticipated to create any significant adverse impacts to plants, animals or natural communities, or wildlife habitat.
 8. Impact on Agricultural Land Resources. The Project is not within an existing Agricultural District, nor is the Land utilized for agricultural purposes as it has been previously developed. The Project does not entail the types of activities or operations that would be associated with any risk to agricultural lands and the Land is not adjacent, contiguous or in close proximity to any lands used for agricultural purposes. Therefore, the Project will not create any significant adverse impacts to agricultural land resources.
 9. Impact on Aesthetic Resources. The Project will redevelop and reuse the Land which was previously developed with three vacant and outdated commercial buildings, including a garage and surface parking lot. The Project is consistent with the nature and character of the surrounding urban commercial uses. The Project is in character with nearby residential and commercial buildings, including the approximately 8 story parking garage and office building adjacent to the Land, a brick 9 story residential and commercial mixed-use complex located one block to the west, and a brick 10 story residential and commercial mixed use complex located directly across the Long Island Railroad (“LIRR”) tracks from the Land to the northeast. Furthermore, the Renderings

demonstrate that the Project, with its brick exterior similar to the surrounding buildings, will blend seamlessly into the surrounding architecture. While the Project exceeds the bulk zoning requirements with respect to building height, front yard setback, side yard setback, lot coverage percentage, minimum unit size, and parking and loading, the Village Board granted the Project the Variances for these exceedances. In doing so, the Village Approvals explained that the Project will make the Village a more desirable, safe and attractive place to live and work and has been designed to help to achieve these goals. The redevelopment of the Land will not disturb any significant aesthetic resources in the surrounding community but rather will make productive use of the Land. The Project is located within 5 miles of the Meadowbrook State Parkway and Wantagh State Parkway (“**Parkways**”) which are approximately 1.5 miles and 4.8 miles to the east, respectively, and which are designated scenic byways. However, the Land is not directly adjacent to the Parkways and is shielded from view of the Parkways by the intervening urban development including several large shopping outlets, multi-story hotels, and apartment buildings. Accordingly, the Project is not anticipated to create any significant adverse impacts on aesthetic resources.

10. Impact on Historic and Archaeological Resources. The Project is not located contiguous or adjacent to buildings and sites listed on the National or State Register of Historic Places, or that have been determined to be eligible for listing on the State Register of Historic Places. The closest eligible historic resource to the Project is located one block away to the south of the Land at 210 Old Country Road (“Denton Building”). The Project is not adjacent or substantially contiguous to the Denton Building, which is further separated from the Land by an intervening two story commercial building and Third Street. Furthermore, as demonstrated by the Renderings, the Project will replace an outdated and vacant building with a residential and commercial building in keeping with the architectural aesthetics in the area. Therefore, rather than detract from the historical value of the Denton Building, the Project will have a positive impact on same and the surrounding area by making the area a more attractive place to live and work. In addition, as detailed above, the Project is in character with the various similarly-sized commercial and residential structures already in similar proximity to the Denton Building. Moreover, the Land is not listed by the EAF Mapper as a potentially sensitive area for archaeological resources and the Project will not result in the increased disturbance of land adjacent to the Land. Accordingly, the Project will not create any significant adverse impacts on historical or archaeological resources.
11. Impact on Open Space and Recreation. The Land is currently fully developed with three commercial buildings and surface parking. It does not contain any public open space nor is it used for outdoor recreation or fishing and hunting. Furthermore, the Project will not displace or disturb any surrounding open space or recreation areas. Accordingly, the Project will not have any adverse impacts on open space or recreational resources.
12. Impact on Critical Environmental Areas. The Project is not located in or substantially contiguous to any Critical Environmental Areas. As such, the Project will not create any significant adverse impacts to Critical Environmental Areas.
13. Impact on Transportation. A comprehensive study of traffic impacts from the Project

was undertaken as described in the TIS. The TIS included an evaluation of the existing traffic operations, an assessment of future conditions without development of the Project, an estimate of projected traffic volumes for the Project, an evaluation of pedestrian trip generation, and an assessment of parking availability. Intersections included in the TIS study area included:

- Old Country Road and Mineola Boulevard/Franklin Avenue
- Old Country Road and 3rd Avenue
- Mineola Boulevard and 3rd Street and Station Road (right turn)
- 3rd Avenue and 3rd Street

The TIS determined that the Project would generate 39 trips during the weekday AM peak hour (7:00 AM – 9:00 AM), 35 trips during the weekday PM peak hour (4:00 PM – 7:00 PM), and 54 trips during the Saturday peak hour (11:00 AM – 2:00 PM). Based on analysis of the anticipated level of service impacts from the Project, the TIS concluded that the Project was not anticipated to have a significant adverse impact on the surrounding roadways. The TIS also determined that the Project would create an additional 15 pedestrian trips during peak hours, and that these pedestrians would have direct access to the adjacent LIRR station. Traffic impacts from the Commercial Component will be intermittent and temporary given the intermittent use and minimal size of the space. Furthermore, with regard to the off-site parking related to the Commercial Component, the TIS explained that adequate parking could be provided by the adjacent Mineola Intermodal Center parking garage, which during peak utilization would have a reserve capacity of 272 parking spaces. With regards to parking for the 101 residential units, the Project proposes 160 spaces in underground parking below the building, which exceeds the requirements of the Village Code.

The Project will not impact the availability of public or pedestrian/bicycle transportation in the area. Additionally, the Village Approvals determined that the Project would not be incongruous to the surrounding neighborhood by reason of excessive traffic. Given the foregoing, the Project is not anticipated to create any significant adverse impacts to transportation.

14. Impact on Energy. The Project's use of the Land is not expected to create a significant demand of energy. Natural gas and electricity for the Project will be provided by the local utilities which have ample capacity. According to the EAF, no new utility facilities or upgrades will be needed to facilitate the Project. As such, the Project will not create any significant adverse impacts to energy resources.
15. Impact on Noise, Odor and Light. The use of the Land for the Project in a dense urban community is not expected to have a significant increase in ambient noise as it does not include the types of activities, structures, or machinery which would emit significant noise. Noise impacts from use of the Commercial Component will be intermittent and therefore limited in time and regularity. Furthermore, the Commercial Component will be fully enclosed, further mitigating any noise impacts. In addition, the Project will be subject to § 376-9 of the Village Code prohibiting the Project from disturbing "the peace and quiet by making any loud noise, however such noise may be produced." The Project does not consist of any actions capable of creating significant odors. The Land is

already subject to outdoor lighting via municipal street lighting and the three warehouse buildings currently existing on the Land. The Project will replace and relocate this outdoor lighting, which will be updated to be downward facing, dark-sky compliant lighting to limit excess light spillage off site. Noise, odor, and light created during construction will be temporary, and limited in duration and scope. Accordingly, the Project is not anticipated to create any significant adverse impacts to noise, odors or light.

16. Impact on Public Health. The Project does not involve and will not increase activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials or waste. Furthermore, the Project will not have any other significant adverse impacts as to air, water, noise, odor, or light.

The EAF notes there are two sites listed in NYSDEC's ERD which are adjacent to the Land. According to the ERD, site 130234 is a State Superfund Program site located along the LIRR tracks adjacent to the Land. It has been successfully remediated with regards to the presence of mercury in the soil and will be managed for any residual contamination in accordance with a site management plan. Similarly, site V00398 is a LIRR Voluntary Cleanup Program site associated with site 130234 and for which mercury contamination cleanup is also considered complete. The Project will not interfere with any remediation of these sites and will not exacerbate contamination of these sites.

The Phase I Report detailed that sampling on the Land in 2023 noted the presence of hazardous semi-volatile organic compounds ("SVOCs") within on-site stormwater drywells ("Drywells") at levels exceeding the Nassau County Underground Injection Control Cleanup Objectives. The Phase I Report explains that the presence of these SVOCs is likely due to the long-time use of a portion of the Land as an auto repair and painting shop, which contained an internal floor drain connected to these Drywells. As the Phase I Report recommended, Applicant has committed to the demolition of the existing buildings on the Land, and full remediation of the SVOC impacted Drywells in accordance with applicable state and federal guidance and regulations prior to construction of the Project. The Phase I Report found no other impacts or conditions on the Land for which it recommended any additional study or remediation. Accordingly, based on the foregoing, the Project is not anticipated to create any significant adverse impacts to public health.

17. Impact on Character of the Community, and Community Plans. The Project is consistent with the underlying DO District zoning and the mixed commercial/residential uses surrounding the Land. As explained in the Village Approvals, the Project as proposed is consistent with the goals of the Village's comprehensive plan and as a transit oriented development being located adjacent to the LIRR, will promote walkability and qualifies as a smart growth component of the Village's downtown revitalization. Furthermore, as the Village Approvals explained, the Project will make the Village a more desirable, safe and attractive place to live and work. Furthermore, the Project will put back into productive use a vacant and outdated commercial parcel. Additionally, and as discussed above, the Project will not have any significant adverse environmental impacts on the

surrounding community. Accordingly, the Project will not create any significant adverse impacts to the character of the community or community plans.

18. Impact on Disadvantaged Communities. Per the New York Environmental Justice Law (“**EJL**”), lead agencies must consider during SEQRA review, whether the proposed action would result in a disproportionate pollution burden on a Disadvantaged Community (“**DAC**”). New York’s Climate Justice Working Group (“**CJWG**”) in its map of DACs has not identified the Land and surrounding area as a DAC, and the closest mapped DAC is over 1.2 miles away to the east of the Land. Furthermore, as discussed above, the Project will not have a significant adverse impact on the surrounding communities. On the contrary, the Project is expected to have positive impacts on the surrounding community by redeveloping a vacant parcel to provide residential housing and concomitant economic benefits to surrounding businesses. Accordingly, the Project will not result in a disproportionate burden on DACs.

Section 3. Since the Project will not have a significant adverse impact on the environment, a negative declaration (“**Negative Declaration**”) pursuant to SEQRA is hereby issued. This Negative Declaration has been prepared pursuant to and in accordance with the requirements of SEQRA.

Section 4. The Chair and Chief Executive Officer/Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution, which was adopted by a majority vote of the Agency, shall serve as the Negative Declaration (as defined in 6 NYCRR 617.2(z)) for the Project, and is issued by the Agency, pursuant to and in accordance with SEQRA, and shall take effect immediately.

Section 6. For further information on this Determination of Significance/Negative Declaration contact:

Nassau County Industrial Development Agency
One West Street, 4th floor
Mineola, NY 11501
ATTN: Sheldon L. Shrenkel, CEO/Executive Director
Phone: 516-571-1945

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William Rockensies	RECUSED
John Coumatos	VOTING
Raymond Pinto	VOTING
Joseph Manzella	VOTING
Reginald Spinello	VOTING
Marco Troiano	VOTING
Ryan Sakowich	VOTING

The foregoing resolution was thereupon declared duly _____.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

WE, the undersigned officers of the Nassau County Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our offices, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public at the location at which members of the Agency were present, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our hand this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

THE BRIDGE - PILOT Deviation Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair (present but not participating)
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION AUTHORIZING A DEVIATION FROM THE UNIFORM
TAX EXEMPTION POLICY OF THE NASSAU COUNTY
INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT
TO A PROJECT FOR 212-214 THIRD STREET ASSOCIATES, LLC
AND MINEOLA 212, LLC

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 212-214 THIRD STREET ASSOCIATES, 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 212-214 Third Street Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, "212 Third Street"), and MINEOLA 212, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Mineola 212, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, "Mineola 212" and together with 212 Third Street, the "Applicant"), have 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 0.64 acre parcel of land located at 212-214 Third Street, 213 Station Road, No # Station Road and 55 Mineola Boulevard, Village of Mineola ("Village"), Town of North Hempstead, Nassau County, New York (Section: 9; Block: 674; Lots: 2, 3, 5, 10, 11 and 12) (the "Land"), (2) the construction of an approximately 271,500 square foot, 9-story building (the "Building") on the Land, including on-site parking, together with

related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a mixed-use residential condominium facility (the “Residential Component”) and commercial entertainment event facility (the “Commercial Component”); (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Application states that the Applicant is seeking an exemption from real property taxes with respect to the Project Facility that constitutes a deviation from the Agency’s Uniform Tax Exemption Policy (the “Tax Exemption Policy”); and

WHEREAS, pursuant to Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused a letter dated February 27, 2026 (the “Pilot Deviation Notice Letter”) to be mailed to the chief executive officer of each affected tax jurisdiction (and to the district clerk of the applicable school district), informing said individuals that the Agency would, at its meeting on March 12, 2026 (the “IDA Meeting”), consider a proposed deviation from the Tax Exemption Policy with respect to the payments in lieu of real property taxes to be made pursuant to a payment in lieu of taxes agreement to be entered into by the Agency with respect to the Project Facility; and (B) the members of the Agency conducted the IDA Meeting on the date hereof and reviewed any comments and correspondence received with respect to the proposed deviation from the Tax Exemption Policy; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 874(4) of the Act with respect to the proposed deviation from the Tax Exemption Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Prior to making the determinations set forth in this resolution, the members of the Agency have considered the following factors, which include the factors set forth in the Tax Exemption Policy: (1) the extent to which the Project would create or retain permanent jobs; (2) the extent to which the Project would create construction jobs; (3) the estimated value of tax exemptions to be provided with respect to the Project; (4) the amount of private sector investment generated or likely to be generated by the Project; (5) the likelihood of the Project being accomplished in a timely manner; (6) the extent of new revenue that would be provided to affected tax jurisdictions as a result of the Project; (7) whether affected tax jurisdictions would be reimbursed by the Applicant if a Project does not fulfill the purposes for which an exemption was provided, (8) the impact of the Project on existing and proposed businesses and economic development

projects in the vicinity, (9) the demonstrated public support for the Project, (10) the effect of the Project on the environment, (11) the extent to which the Project would require the provision of additional services, including, but not limited to, additional educational, transportation, police, emergency, medical or fire services, (12) the extent to which the Project would utilize resource conservation, energy efficiency, green technologies, and alternative and renewable energy measures, (13) the extent to which the Project would provide onsite child care services or otherwise facilitate new child care services, and (14) any other miscellaneous public benefits that might result from the Project.

Section 2. The Agency hereby determines that the Agency has fully complied with the requirements of Section 874(4) of the Act relating to the proposed deviation from the Tax Exemption Policy.

Section 3. Having reviewed all comments and correspondence received at or prior to the IDA Meeting, the Agency hereby approves the proposed deviation from the Tax Exemption Policy as described in the Pilot Deviation Notice Letter (a copy of which is attached hereto as Exhibit A) because the proposed deviation is necessary to induce the Applicant to undertake the Project and because the PILOT payments would not be lower than the aggregate amount of the real property taxes that should otherwise apply with respect to the Land as of the date of closing, subject to the conditions set forth in the Pilot Deviation Notice Letter.

Section 4. The Acting Chair, CEO/Executive Director and Administrative Director of the Agency are each hereby authorized and directed, acting individually or jointly, to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. If the Agency hereafter adopts appropriate final approving resolutions with respect to the proposed straight-lease transaction with the Applicant (the "Transaction"), the Acting Chair, CEO/Executive Director and Administrative Director of the Agency are each hereby authorized and directed, acting individually or jointly, to cause the Agency to (A) enter into a Payment in Lieu of Taxes Agreement with the Applicant, providing, among other things, that the Applicant shall make payments in lieu of taxes consistent with the formula set forth in the Pilot Deviation Notice Letter, and (B) file an application for real property tax exemption with the appropriate assessor(s) with respect to the Project Facility.

Section 5. This Resolution shall take effect immediately, but is subject to and conditioned upon the closing of the Transaction.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	RECUSED
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly [_____].

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Acting] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Acting] Chair

(SEAL)

EXHIBIT A

Pilot Deviation Notice Letter

See Attached



NASSAU COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY

February 27, 2026

CERTIFIED MAIL, RETURN
RECEIPT REQUESTED and
FIRST CLASS MAIL

County Executive Bruce A. Blakeman
County of Nassau
1550 Franklin Avenue
Mineola, NY 11501

Supervisor Jennifer DeSena
Town of North Hempstead
220 Plandome Road
Manhasset, NY 11030

Mayor Paul A. Pereira
Village of Mineola
155 Washington Avenue
Mineola, NY 11501

Interim Superintendent Catherine Fishman
Mineola Union Free School District
2400 Jericho Turnpike
Garden City Park, NY 11040

Ms. Cindy Velez
School District Clerk
Mineola Union Free School District
2400 Jericho Turnpike
Garden City Park, NY 11040

NOTICE OF PROPOSED DEVIATION FROM
UNIFORM TAX EXEMPTION POLICY

Ladies and Gentlemen:

Notice is hereby given that at a meeting of the Nassau County Industrial Development Agency (the "Agency") to be held on March 12, 2026 at 6:00 p.m. local time at the Nassau County Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, New York 11501, the Agency will consider whether to approve the application of the



1 West St., 4th Floor
Mineola, NY 11501



Phone: 516-571-1945
Fax: 516-571-1076



info@nassauida.org
nassauida.org

Applicant (as defined below), for certain “financial assistance” which, if granted, would deviate from the Agency’s Uniform Tax Exemption Policy (the “Policy”) with respect to the payment of real property taxes. The meeting of the Agency will be open to the public.

212-214 THIRD STREET ASSOCIATES, 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 212-214 Third Street Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “212 Third Street”), and MINEOLA 212, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Mineola 212, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “Mineola 212” and together with 212 Third Street, the “Applicant”), have 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 0.64 acre parcel of land located at 212-214 Third Street, 213 Station Road, No # Station Road and 55 Mineola Boulevard, Village of Mineola, Town of North Hempstead, Nassau County, New York (Section: 9; Block: 674; Lots: 2, 3, 5, 10, 11 and 12) (the “Land”), (2) the construction of an approximately 271,500 square foot, 9-story building (the “Building”) on the Land, including on-site parking, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a mixed-use residential condominium facility (the “Residential Component”) and commercial entertainment event facility (the “Commercial Component”); (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Application states that the Applicant is seeking an abatement of real property taxes. However, based upon preliminary negotiations between representatives of the Applicant and the Agency, the parties contemplate that the Agency may agree to grant a real property tax exemption (the “Property Tax Exemption”) with respect to the Project Facility as follows:

Commercial Component:

(i) for the period commencing on the date of the closing of the Project transaction (the “Closing Date”) to and including the day prior to the Effective Date (as defined below), payments shall be equal to one hundred percent (100%) of the real property taxes and assessments that would be levied annually upon the Commercial Component of the Project Facility without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Commercial Component of the Project Facility to the Agency; and

(ii) for the period commencing on the Effective Date and continuing for ten (10) full fiscal tax years thereafter, fixed payments equal to the sum of the COMMERCIAL BASE PILOT and the COMMERCIAL IMPROVEMENT PILOT.

Thereafter, and through the end of the term of the lease or installment sale agreement with respect to the Commercial Component of the Project Facility, the payments would be equal to the real property taxes and assessments that would be payable as if the Commercial Component of the Project Facility were returned to the tax rolls as taxable property and subject to taxation at its then current, full assessed value, as the same may be reassessed from time to time, and subject to tax rate increases imposed by the affected tax jurisdictions.

For the purposes of the foregoing, the following terms shall have the following meanings:

(a) "COMMERCIAL BASE PILOT" shall be deemed to mean the amount of all real property taxes and assessments that would be payable on the Commercial Component of the Project Facility as of the Closing Date without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Commercial Component of the Project Facility to the Agency, which amount shall be increased by 2.00% per year (compounded) after the first (1st) fiscal tax year. Except as set forth in the immediately preceding sentence, the COMMERCIAL BASE PILOT shall not increase or decrease during the term of the PILOT Agreement that would be entered into with respect to the Commercial Component of the Project Facility. The COMMERCIAL BASE PILOT shall be reduced by any special taxes, assessments or levies on the Commercial Component of the Project Facility that the Applicant is required to pay separately to the affected tax jurisdictions. In calculating the COMMERCIAL BASE PILOT, the Agency shall take into account the most recent assessment data (i.e., assessed value and tax rates) available as of the Closing Date, including any applicable approved tax certiorari stipulation or other settlement or arrangement with the applicable assessor(s).

(b) "COMMERCIAL IMPROVEMENT PILOT" shall be deemed to mean the product of the following amounts, as determined by the Agency: (i) the Assessed Value of the Improvement (Commercial), (ii) the Rate, and (iii) the number 0.01, as phased in and adjusted pursuant to Exhibit A attached hereto. The term "Assessed Value of the Improvement (Commercial)" shall be deemed to mean the product of (y) the fair market value of the Commercial Component of the Project Facility (less the market value used in the calculation of the COMMERCIAL BASE PILOT) for real property tax valuation purposes, computed as of the estimated date of completion, as determined by the Agency using a methodology reasonably selected by the Agency, and (z) the level of assessment used by the Nassau County Assessor as of the year in which the Closing Date occurs. The Rate shall be evidenced by the tax rates set forth in School Tax Bills, Village Tax Bills (equalized if required) and General Tax Bills based on the most recent assessment data available to the Agency as of the year in which the Closing Date occurs. The COMMERCIAL IMPROVEMENT PILOT shall be reduced by any special taxes, assessments or levies that the Applicant is required to pay separately to the affected tax jurisdictions.

Residential Component:

(i) for the period commencing on the Closing Date to and including the day prior to the Effective Date (as defined below), payments shall be equal to one hundred percent (100%) of the real property taxes and assessments that would be levied annually upon the Residential Component of the Project Facility without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Residential Component of the Project Facility to the Agency; and

(ii) for the period commencing on the Effective Date and continuing for two (2) full fiscal tax years thereafter, fixed payments equal to the sum of the RESIDENTIAL BASE PILOT and the RESIDENTIAL IMPROVEMENT PILOT.

Thereafter, and through the end of the term of the lease or installment sale agreement with respect to the Residential Component of the Project Facility, the payments would be equal to the real property taxes and assessments that would be payable as if the Residential Component of the Project Facility were returned to the tax rolls as taxable property and subject to taxation at its then current, full assessed value, as the same may be reassessed from time to time, and subject to tax rate increases imposed by the affected tax jurisdictions.

For the purposes of the foregoing, the following terms shall have the following meanings:

(a) "RESIDENTIAL BASE PILOT" shall be deemed to mean the amount of all real property taxes and assessments that would be payable on the Residential Component of the Project Facility as of the Closing Date without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Residential Component of the Project Facility to the Agency, which amount shall be increased by 2.00% per year (compounded) after the first (1st) fiscal tax year. Except as set forth in the immediately preceding sentence, the RESIDENTIAL BASE PILOT shall not increase or decrease during the term of the PILOT Agreement that would be entered into with respect to the Residential Component of the Project Facility. The RESIDENTIAL BASE PILOT shall be reduced by any special taxes, assessments or levies on the Residential Component of the Project Facility that the Applicant is required to pay separately to the affected tax jurisdictions. In calculating the RESIDENTIAL BASE PILOT, the Agency shall take into account the most recent assessment data (i.e., assessed value and tax rates) available as of the Closing Date, including any applicable approved tax certiorari stipulation or other settlement or arrangement with the applicable assessor(s).

(b) "RESIDENTIAL IMPROVEMENT PILOT" shall be deemed to mean the product of the following amounts, as determined by the Agency: (i) the Assessed Value of the Improvement (Residential), (ii) the Rate, and (iii) the number 0.01, as phased in and adjusted pursuant to Exhibit B attached hereto. The term "Assessed Value of the Improvement (Residential)" shall be deemed to mean the product of (y) the fair market value of the Residential

Component of the Project Facility (less the market value used in the calculation of the RESIDENTIAL BASE PILOT) for real property tax valuation purposes, computed as of the estimated date of completion, as determined by the Agency using a methodology reasonably selected by the Agency, and (z) the level of assessment used by the Nassau County Assessor as of the year in which the Closing Date occurs. The Rate shall be evidenced by the tax rates set forth in School Tax Bills, Village Tax Bills (equalized if required) and General Tax Bills based on the most recent assessment data available to the Agency as of the year in which the Closing Date occurs. The RESIDENTIAL IMPROVEMENT PILOT shall be reduced by any special taxes, assessments or levies that the Applicant is required to pay separately to the affected tax jurisdictions.

The RESIDENTIAL BASE PILOT and THE RESIDENTIAL IMPROVEMENT PILOT shall be allocated among the various residential units of the Residential Component of the Project Facility using a methodology selected by the Agency.

Notwithstanding any provision of this notice to the contrary, the PILOT payment schedule applicable to each residential unit within the Residential Component of the Project Facility shall expire upon the earlier of (i) the stated expiration date for the Residential Component, or (ii) the date that title to such unit is first sold by the Applicant (or its sponsor designee). Furthermore, at such time as eighty (80%) of the residential units within the Residential Component of the Project Facility have first been sold by the Applicant (or its sponsor designee), the PILOT payment schedule applicable to the Residential Component of the Project Facility shall immediately expire and all residential units therein that remain subject to the PILOT payment schedule (i.e. unsold units) shall be immediately placed on the tax rolls as taxable real property.

General Terms

The sum of the COMMERCIAL BASE PILOT and RESIDENTIAL BASE PILOT for the first year of the PILOT term shall not be less than the sum of all real property taxes and assessments that would be payable on the Project Facility as of the Closing Date without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Project Facility to the Agency.

If the condominium regime is not in effect as of the Closing Date, then the Commercial Component and the Residential Component of the Project Facility shall each be assigned a percentage of the total real property taxes and assessments payable on the Project Facility as of the Closing Date (without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Project Facility to the Agency) as the Agency shall reasonably determine using a methodology selected by the Agency.

At such time as the condominium regime becomes effective and tax lot numbers are assigned to the Commercial Component and to the individual units comprising the Residential Component, the Agency and the Applicant shall enter into such amendments of the PILOT

Agreement with respect to each component of the Project Facility as the Agency determines are required to properly allocate PILOT payments to each component and unit.

As used in this notice, the term "Effective Date" shall be deemed to mean for each affected tax jurisdiction the first day of the second fiscal tax year following the first taxable status date occurring subsequent to the last to occur of (i) the Agency acquiring an interest in the Project Facility, (ii) the filing by the Agency of the appropriate application for tax exemption with the appropriate tax assessor(s), and (iii) the acceptance of such Application by such assessor(s).

The Property Tax Exemption, if approved by the Agency, would constitute a deviation from the Policy.

The reason for the deviation is that the Property Tax Exemption, if approved by the Agency, is necessary to induce the Applicant to undertake the Project and that the PILOT payments would not be lower than the aggregate amount of the real property taxes that should otherwise apply with respect to the Land as of the Closing Date.

Sincerely,

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Sheldon L. Shrenkel
CEO/Executive Director

Exhibit A

Period	Begin	End	Assessed Value of Improvement Phase In ("AVPI")	Pilot Rate
1	Closing Date	1 day prior to Effective Date	N/A	N/A
2	Effective Date	1 yr Anniversary of Effective Date	.00 * AV	SUM OF TAX RATES AS OF YEAR OF CLOSING ("RATE")
3	1 yr Anniversary of Effective Date	2 yr Anniversary of Effective Date	.00 * AV	RATE * 1.0200
4	2 yr Anniversary of Effective Date	3 yr Anniversary of Effective Date	.10 * AV	RATE * 1.0404
5	3 yr Anniversary of Effective Date	4 yr Anniversary of Effective Date	.20 * AV	RATE * 1.0612
6	4 yr Anniversary of Effective Date	5 yr Anniversary of Effective Date	.30 * AV	RATE * 1.0824
7	5 yr Anniversary of Effective Date	6 yr Anniversary of Effective Date	.40 * AV	RATE * 1.1041
8	6 yr Anniversary of Effective Date	7 yr Anniversary of Effective Date	.50 * AV	RATE * 1.1262
9	7 yr Anniversary of Effective Date	8 yr Anniversary of Effective Date	.60 * AV	RATE * 1.1487
10	8 yr Anniversary of Effective Date	9 yr Anniversary of Effective Date	.70 * AV	RATE * 1.1717
11	9 yr Anniversary of Effective Date	10 yr Anniversary of Effective Date	.80 * AV	RATE * 1.1951
Period	BASE PILOT	IMPROVEMENT PILOT	TOTAL PILOT	
1	100 % of taxes as of year of Closing	--	BASE PILOT + IMPROVEMENT PILOT	
2	100% of taxes as of year of Closing	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
3	100% of taxes as of year of Closing * 1.02	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
4	100% of taxes as of year of Closing * *1.0404	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
5	100% of taxes as of year of Closing * 1.0612	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
6	100% of taxes as of year of Closing * 1.0824	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
7	100% of taxes as of year of Closing * 1.1041	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
8	100% of taxes as of year of Closing * 1.1262	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
9	100% of taxes as of year of Closing * 1.1487	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
10	100% of taxes as of year of Closing * 1.1717	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	
11	100% of taxes as of year of Closing * *1.1951	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT	

Exhibit B

Period	Begin	End	Assessed Value of Improvement Phase In ("AVPI")
1	Closing Date	1 day prior to Effective Date	N/A
2	Effective Date	1 yr Anniversary of Effective Date	.00 * AV
3	1 yr Anniversary of Effective Date	2 yr Anniversary of Effective Date	.00 * AV
Period	BASE PILOT	IMPROVEMENT PILOT	TOTAL PILOT
1	100 % of taxes as of year of Closing	—	BASE PILOT + IMPROVEMENT PILOT
2	100% of taxes as of year of Closing	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT
3	100% of taxes as of year of Closing * 1.02	AVPI*RATE	BASE PILOT + IMPROVEMENT PILOT

INTER-DEPARTMENT DELIVERY

Cross out previous address. Utilize all spaces.

~~BILL PROVONCIA
BEP
DRINKING WATER~~

Name	Name	Name
Dept	Dept	Dept

~~W. Fred Masoni
Superintendent
Night~~

County Executive
Bruce Blakeman

Name	Name	Name
Dept	Dept	Dept

Name	Name	Name
Dept	Dept	Dept

Name	Name	Name
Dept	Dept	Dept

Name	Name	Name
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Name	Name	Name
Dept	Dept	Dept

Name	Name	Name
Dept	Dept	Dept

Name	Name	Name
Dept	Dept	Dept

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Supervisor Jennifer DeSena
 Town of North Hempstead
 220 Plandome Road
 Manhasset, NY 11030



9590 9402 6056 0125 3986 54

2. Article Number (Transfer from service label)

7020 1810 0001 5509 2218

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (\$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7630-02-000-9053

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OFFICIAL USE

Certified Mail Fee

\$

2187126 The Bridge

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Supervisor Jennifer DeSena
 Town of North Hempstead
 220 Plandome Road
 Manhasset, NY 11030

Public
 Hearing
 & Tax
 Deviation

7020 1810 0001 5509 2218

for instructions

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Mayor Paul A. Pereira
 Village of Mineola
 155 Washington Avenue
 Mineola, NY 11501



9590 9402 6056 0125 3986 47

2. Article Number (Transfer from service label)

7020 1810 0001 5509 2201

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____	2/27/20 The Bridge Postmark Here
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Mayor Paul A. Pereira
 Village of Mineola
 155 Washington Avenue
 Mineola, NY 11501

Public
 Hearing
 Tax
 Deviation
 or Instructions

7020 1810 0001 5509 2201

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Superintendent Michael P. Nagler
 Mineola Union Free School District
 2400 Jericho Turnpike
 Garden City Park, NY 11040



9590 9402 6056 0125 3986 30

2. Article Number (Transfer from service label)
 7020 1810 0001 5509 2195

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
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OFFICIAL USE

5612 6055 7000 0191 0202

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

2127126 The Bridge

Postmark
Here

Superintendent Michael P. Nagler
 Mineola Union Free School District
 2400 Jericho Turnpike
 Garden City Park, NY 11040

Public
Hearing
Tex
Deviation

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Ms. Cindy Velez
 School District Clerk
 Mineola Union Free School District
 2400 Jericho Turnpike
 Garden City Park, NY 11040



9590 9402 6056 0125 3986 23

2. Article Number (Transfer from service label)
 7020 1810 0001 5509 2188

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input checked="" type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery over \$500 | |

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____ <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____	2127126 The Bridge Postmark Here Public Hearing Tax Deviation or Instructions
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Ms. Cindy Velez
 School District Clerk
 Mineola Union Free School District
 2400 Jericho Turnpike
 Garden City Park, NY 11040

9590 9402 6056 0125 3986 23

THE BRIDGE - Approving Resolution

A regular meeting of the Nassau County Industrial Development Agency (the “Agency”) was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 p.m., local time.

The meeting was called to order by the _____, upon roll being called, the following members of the Agency were:

PRESENT:

William H. Rockensies	Chair (present but not participating)
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transaction Counsel

The attached resolution no. 2026-__ was offered by _____, seconded by _____.

RESOLUTION TAKING OFFICIAL ACTION TOWARD AND APPROVING
THE ACQUISITION AND STRAIGHT LEASING OF A CERTAIN PROJECT
FOR 212-214 THIRD STREET ASSOCIATES, LLC AND MINEOLA 212, LLC

WHEREAS, the Nassau County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, 212-214 THIRD STREET ASSOCIATES, 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 212-214 Third Street Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “212 Third Street”), and MINEOLA 212, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Mineola 212, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, “Mineola 212” and together with 212 Third Street, the “Applicant”), have 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 0.64 acre parcel of land located at 212-214 Third Street, 213 Station Road, No # Station Road and 55 Mineola Boulevard, Village of Mineola (“Village”), Town of North Hempstead, Nassau County, New York (Section: 9; Block: 674; Lots: 2, 3, 5, 10, 11 and 12) (the “Land”), (2) the construction of an approximately 271,500 square foot, 9-story building (the “Building”) on the Land, including on-site parking, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing for use by the Applicant as a mixed-use residential condominium facility (the “Residential Component”) and commercial entertainment event facility (the “Commercial Component”); (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, sales and use taxes and mortgage recording 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(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, any approval of the Project is contingent upon, among other things, a final determination by the members of the Agency to proceed with the Project following a determination by the Agency that: (A) the public hearing and notice requirements and other procedural requirements contained in the Act relating to the Project and the Financial Assistance have been satisfied; and (B) the undertaking of the Project by the Agency and the granting of the Financial Assistance are and will be in compliance with all other applicable requirements of the Act, SEQRA (as hereinafter defined), and all other statutes, codes, laws, rules and regulations of any governmental authority having jurisdiction over the Project or the Project Facility (collectively, the “Applicable Laws”); and

WHEREAS, the CEO/Executive Director of the Agency (A) caused notice of a public hearing of the Agency pursuant to Section 859-a of the Act (the “Public Hearing”) to hear all persons interested in the Project and the Financial Assistance contemplated by the Agency with respect to the Project, to be mailed on February 27, 2026 to the chief executive officer of the County of Nassau, New York, and of each other affected tax jurisdiction within which the Project Facility is or is to be located; (B) caused notice of the Public Hearing to be published on February 27, 2026 in the Nassau edition of *Newsday*, a newspaper of general circulation available to residents of the County of Nassau, New York; (C) caused the Public Hearing to be conducted on March 10, 2026, at 3:00 p.m., local time, at Village Hall, 155 Washington Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York; (D) caused the Public Hearing to be streamed on the Agency’s website in real-time and caused a recording of the Public Hearing to be posted on the Agency’s website, all in accordance with Section 857 of the Act; and (E) caused a transcript of the Public Hearing (the “Report”) to be prepared which transcribed the views presented at the Public Hearing and distributed the Report to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (“NYSDEC”), being 6 N.Y.C.R.R. Part 617, et. seq., as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, by resolution adopted by the members of the Agency on the date hereof (the “SEQRA Resolution”), the Agency: (A) determined that the Project is an Unlisted Action pursuant to SEQRA, (B) determined that the Project will not have any significant adverse impacts on the environment, and (C) issued a negative declaration with respect to the Project pursuant to SEQRA; and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the CEO/Executive Director of the Agency caused notice of a meeting of the Agency (the “IDA Meeting”) with respect to the proposed deviation from the Agency’s uniform tax exemption policy (the “Tax Exemption Policy”) to be mailed on February 27, 2026 to the chief executive officer of each affected tax jurisdiction and to the district clerk of the applicable school district (the “Deviation Notice”); and

(B) the members of the Agency conducted the IDA Meeting on the date hereof and reviewed any written comments or correspondence received with respect to the proposed deviation from the Agency's uniform tax exemption policy and approved the proposed deviation; and

WHEREAS, the Agency now desires to make its determination to proceed with the Project and to grant the Financial Assistance, subject to the terms hereof; and

WHEREAS, (A) the Applicant will execute and deliver a bargain and sale deed, assignment of lease or company lease agreement to the Agency, pursuant to which the Applicant will convey an interest in the Land and the Building to the Agency (the "Conveyance Instrument"), (B) the Applicant will execute and deliver a bill of sale (the "Bill of Sale to Agency") to the Agency, pursuant to which the Applicant will convey to the Agency its interest in the Equipment, (C) the Applicant will execute and deliver a lease agreement or sublease agreement (uniform project agreement) (the "Project Agreement") between the Agency and the Applicant, pursuant to which the Agency will grant to the Applicant a leasehold interest in the Project Facility and appoint the Applicant as the agent of the Agency for purposes of undertaking the acquisition, construction, installation and equipping of the Project Facility, (D) the Applicant will cause to be executed and delivered an environmental compliance and indemnification agreement (the "Environmental Indemnification") pursuant to which the Agency will be indemnified from and against certain losses, costs, damages and liabilities, (E) the Applicant will execute and deliver or cause to be executed and delivered a payment in lieu of taxes agreement (the "PILOT Agreement") to the Agency, and, to secure the obligations thereunder, a certain mortgage and assignment of leases and rents in favor of the County of Nassau, New York (the "PILOT Mortgage"), (F) the Applicant will execute and deliver a conversion agreement (the "Conversion Agreement") to the Agency providing for the terms and conditions under which the Project Facility may be converted to a condominium form of ownership; and (G) the Applicant will execute and deliver and/or cause to be executed and delivered certain other certificates, documents, instruments and agreements related to the Project (together with the Conveyance Instrument, the Bill of Sale to Agency, the Project Agreement, the Environmental Indemnification, the PILOT Agreement, the PILOT Mortgage and the Conversion Agreement, collectively, the "Transaction Documents");

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. In accordance with Section 859-a of the Act, the Agency has caused to be prepared a written cost-benefit analysis with respect to the Project and the granting of the Financial Assistance (the "Analysis"). The Agency has reviewed the Application, the Analysis and the Report and, based upon the representations made by the Applicant to the Agency and the facts and information obtained by the Staff of the Agency and reported to and reviewed by the members of the Agency at this meeting (including, without limitation, the facts and information set forth in the Staff Review of the Application), the Agency has reviewed and assessed all material information necessary to afford a reasonable basis for the Agency to make a determination to approve the Financial Assistance. In addition, the Agency makes the following findings and determinations with respect to the Project:

(a) based on the proposed use of the Project Facility as set forth in the Application, the economic effects of the Project on the area in which it is situated including

the prevention of economic deterioration, the job opportunities to be created and/or maintained by the Project, the Project will constitute a commercial facility and, therefore, the Project constitutes a “project” within the meaning of the Act;

(b) the granting of the Financial Assistance by the Agency to the Applicant is necessary to induce the Applicant to proceed with the Project;

(c) there is a likelihood that the Project would not be undertaken but for the granting of the Financial Assistance by the Agency to the Applicant;

(d) the completion of the Project Facility by the Applicant as agent of the Agency, the granting of an interest therein by the Agency to the Applicant and the operation thereof by the Applicant will not result in the removal of a facility or plant of the Applicant or any other proposed user, occupant or tenant of the Project Facility from one area of the State of New York (the “State”) to another area of the State or in the abandonment of one or more plants or facilities of the Applicant or any other proposed user, occupant or tenant of the Project Facility located within the State (but outside of Nassau County). Therefore, the provisions of subdivision (1) of Section 862 of the Act are not and will not be violated as a result of the granting of the Financial Assistance by the Agency to the Applicant;

(e) the Project will not result in the removal or abandonment of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the Project Facility, currently located within Nassau County;

(f) the Project will serve the public purposes of the Act by preserving permanent, private sector jobs and increasing the overall number of permanent, private sector jobs in the State;

(g) no funds of the Agency shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant, nor shall any funds of the Agency be given in connection with the Project to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State, nor shall any funds of the Agency be used for advertising or promotional materials which depict elected or appointed government officials in either print or electronic media;

(h) the granting of the Financial Assistance by the Agency with respect to the Project will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of Nassau County, New York and the State, will improve their standard of living, and will prevent unemployment and economic deterioration, and thereby serves the public purposes of the Act; and

(i) the Project Facility does not and will not constitute a project where facilities or property that are primarily used in making retail sales of goods and/or services to customers who personally visit such facilities constitute more than one-third of the total cost of the Project. For purposes of this representation, retail sales shall mean: (i) sales by a registered vendor under Article 28 of the New York Tax Law primarily engaged in the retail sale of tangible personal property, as defined in subparagraph (i) of paragraph four

of subdivision (b) of Section 1101 of the New York Tax Law; or (ii) sales of a service to such customers; and

(j) there is a lack of safe, clean, affordable, modern condominium housing in the County of Nassau (the “County”); and

(k) such lack of safe, clean, affordable, modern housing has resulted in residents leaving the County, thereby adversely affecting businesses, retailers, banks, financial institutions, insurance companies, health and legal services providers and other merchants in the County and otherwise adversely impacting the economic health and well-being of the residents of the County and the tax base of the County; and

(l) the Project Facility, by providing such housing will enable persons to remain in the County and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the County which will increase the economic health and well-being of the residents of the County, help preserve and increase permanent private sector jobs in furtherance of the Agency’s public purposes as set forth in the Act.

Section 2. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the CEO/Executive Director and the staff of the Agency with respect to the Application, the IDA Meeting and the Public Hearing, including, without limitation, (a) those actions required to ensure full compliance with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project, and (b) the appointment of the law firm of Phillips Lytle LLP, Garden City, New York, as Special Counsel to the Agency with respect to all matters in connection with the Project.

Section 3. The Agency hereby determines that the Agency has fully complied with the requirements of the Act, SEQRA and all other Applicable Laws that relate to the Project.

Section 4. Having considered fully all comments received at the Public Hearing, the IDA Meeting or otherwise in connection with the Project, the Agency hereby further determines to proceed with the Project and the granting of the Financial Assistance, subject to the terms of this Resolution.

Section 5. The Agency hereby approves the Applicant as the lessee/sublessee under the Project Agreement, authorizes the Applicant to act as its agent for purposes of undertaking the acquisition, construction, installation and equipping of the Project Facility, and hereby approves the Applicant as the recipient of the Financial Assistance. The Agency hereby approves the granting of the Financial Assistance in the form of (i) exemptions from sales and use taxes in an amount not to exceed \$2,777,250, in connection with the purchase or lease of furniture, fixtures, equipment, building materials, services and other personal property with respect to the acquisition, construction, installation and equipping of the Project Facility, (ii) exemptions from mortgage recording tax (excluding the portion of the mortgage recording tax allocated to transportation districts referred to in Section 253(2)(a) of the Tax Law of the State of New York), for one or more mortgages (other than the PILOT Mortgage) securing the principal amount not to exceed \$360,018.75 in connection with the financing of the acquisition, construction, installation and

equipping of the Project Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing, installing and equipping the Project Facility, and (iii) exemptions from real property taxes having an estimated net present value to the Applicant of \$2,372,887.75 assuming the Project would proceed without the Financial Assistance and a net present value to the affected tax jurisdictions of \$119,557.98 assuming that the Project would not be undertaken without the Financial Assistance, all consistent with the deviation set forth in the Deviation Notice, for the reasons set forth in the Deviation Notice and after consideration of the factors listed in the Deviation Notice, including those set forth in the Tax Exemption Policy.

Section 6. The Agency is hereby authorized to (a) acquire an interest in the Project Facility pursuant to the Conveyance Instrument, the Bill of Sale to Agency and the other Transaction Documents, (b) grant an interest in the Project Facility pursuant to the Project Agreement and the other Transaction Documents, (c) grant the aforementioned Financial Assistance, (d) execute the PILOT Mortgage for the sole purpose of encumbering its interest in the Project Facility or accept such other collateral as the Chair or the CEO/Executive Director shall determine to secure the performance by the Applicant of its obligations under the PILOT Agreement, (e) execute one (1) or more fee and leasehold mortgage, assignment of rents and leases, and security agreements in favor of such bank, governmental agency or financial institution as the Applicant may determine (such bank, governmental agency or financial institution, the “Bank”), encumbering the Project Facility, solely to subject the Agency’s interest in the Project Facility to the lien thereof, all to secure one (1) or more loans made by the Bank to the Applicant with respect to the Project Facility, (f) execute the Conversion Agreement, and (g) do all things necessary, convenient or appropriate for the accomplishment thereof. All acts heretofore taken by the Agency with respect to the foregoing are hereby approved, ratified and confirmed.

Section 7. The form and substance of the Conveyance Instrument, the Project Agreement, the Bill of Sale to Agency, the Environmental Indemnification, the PILOT Agreement, the PILOT Mortgage, the Conversion Agreement and the other Transaction Documents, in the forms used by the Agency with respect to prior projects, together with such changes as the Acting Chair or the CEO/Executive Director may hereafter deem necessary or appropriate, are hereby approved. The Acting Chair, the CEO/Executive Director and the Administrative Director are hereby authorized, on behalf of the Agency, acting together or individually, to execute and deliver the Project Agreement and the other Transaction Documents, and any document with or in favor of the Bank to which the Agency is a party, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same. The execution and delivery of each such agreement, approval and consent by such person(s) shall be conclusive evidence of such approval.

Section 8. The Acting Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby further authorized, on behalf of the Agency, acting together or individually, to designate any additional Authorized Representatives (as defined in the Project Agreement) of the Agency.

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed, acting individually or jointly, for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transaction Documents, to execute and deliver all such additional certificates, instruments, agreements and documents, to pay

all such fees, charges and expenses, and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, convenient or appropriate to effect the purposes of this Resolution and to cause compliance with all of the terms, covenants and provisions of the Transaction Documents to which the Agency is a party or which are binding on the Agency.

Section 10. The Agency recognizes that due to the complexities of the proposed transaction it may become necessary that certain of the terms approved hereby may require modifications from time to time which will not affect the intent and substance of the authorizations and approvals by the Agency herein. The Agency hereby authorizes the Acting Chair and CEO/Executive Director of the Agency, acting individually or jointly, to approve modifications to the terms approved hereby which do not affect the intent and substance of this Resolution. The approval of such modifications shall be evidenced by the certificate of determination of an Agency officer or the execution and delivery by some or all such Agency officers of relevant documents containing such modified terms.

Section 11. The members of the Agency acknowledge the terms and conditions of Section 875(3) of the Act and the duties and obligations of the Agency thereunder with respect to granting of State Sales and Use Taxes (as such term is defined in Section 875 of the Act) with respect to the Project. The members hereby direct the officers of the Agency to comply with such terms and conditions with respect to the Project and hereby direct Special Counsel to the Agency to include such terms and conditions in all relevant Transaction Documents.

Section 12. The Acting Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 13. This Resolution shall take effect immediately and shall be effective for ninety (90) days from the date of its adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William H. Rockensies	RECUSED
John Coumatos	VOTING
Raymond Pinto	VOTING
Reginald A. Spinello	VOTING
Marco Troiano	VOTING
Joseph Manzella	VOTING
Ryan Sakowich	VOTING

The foregoing Resolution was thereupon declared duly [___].

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

We, the undersigned [Vice] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the “Agency”), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 12, 2026 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this ____ day of March, 2026.

[Assistant] Secretary

[Vice] Chair

(SEAL)

Nassau County Industrial Development Agency (the “Agency”)
Board Meeting Minutes
February 26, 2026
6:15 P.M.

I. Board Roll Call

William Rockensies	Present
John Coumatos	Present
Reginald Spinello	Not Present
Raymond Pinto	Not Present
Marco Troiano	Present
Joseph Manzella	Present
Ryan Sakowich	Present

Others Present:

Sheldon L. Shrenkel	Chief Executive Officer / Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O’Brien	Bond/Transactional Counsel
John Anzalone	Bond/Transactional Counsel

Pledge of Allegiance:

Pledge led by Member Manzella.

II. Chair Report

No report.

III. CEO Report

No report.

IV. Public Comment Period

No members of the public made any comments.

V. Existing Business and Discussion

A. Approval Resolutions

None

B. Preliminary Resolutions

None

C. Discussion

None

D. Consent Resolutions

i. Lunar Module Park LLC

Applicant's counsel, Dan Deegan of Forchelli Deegan Terrana LLP, described the existing movie studio project. Mr. Deegan explained that the PILOT term expires in 2030 but the Applicant is facing a large bump in PILOT payments next year. The Applicant is requesting that the IDA consent to remove the prohibition on instituting a tax certiorari challenge of the so-called "ghost" assessed value being used by the Tax Assessor.

Chair Rockensies asked if any members of the Agency have any comments or questions. Member Coumatos asked Transaction Counsel Paul O'Brien to explain the request. Mr. O'Brien advised that the request helps the Applicant negotiate the assessed value for purposes of achieving a fair and accurate assessment when the PILOT expires. Mr. O'Brien stated that this waiver would not directly affect the PILOT payments.

Chair Rockensies asked if any members of the public have any comments. There were none.

Transaction Counsel Paul O'Brien described the resolution being considered by the board.

Member Coumatos moved to adopt the proposed Consent Resolution. Member Manzella seconded the motion. The motion was approved unanimously (Resolution No. 2026-10).

ii. 101 Channel Drive, LLC

Applicant's counsel, Dan Deegan of Forchelli Deegan Terrana LLP, described the existing movie studio project. Mr. Deegan explained that, similar to the Lunar Module project for which a consent was previously given, this project is experiencing a downturn as a result of a lack of movie production requirements in the area. Mr. Deegan's client is asking for the "permitted use" clause to be expanded to include other commercial uses permitted by the existing zoning classification of the property.

Chair Rockensies asked if any members of the Agency have any comments or questions. There were none. Chair Rockensies asked if any members of the public have any comments. There were none.

Transaction Counsel Paul O'Brien described the consent resolution being considered by the board.

Member Manzella moved to adopt the proposed Consent Resolution. Chair Rockensies seconded the motion. The motion was approved unanimously (Resolution No. 2026-11).

iii. CSH Plainview, LLC

Applicant's counsel, Dan Deegan of Forchelli Deegan Terrana LLP, described the existing assisted living project and the proposed replacement of the existing equity investor with an affiliate of Investcorp describing it as a recapitalization. No change in day-to-day operations or management of the project facility will occur.

Chair Rockensies asked if any members of the Agency or the public have any comments or questions. There were none.

Transaction Counsel Paul O'Brien described the consent resolution being considered by the board and stated that no additional financial assistance is being requested.

Member Sakowich moved to adopt the proposed Consent Resolution. Member Troiano seconded the motion. The motion was approved unanimously (Resolution No. 2026-12).

iv. Agilant Solutions, Inc.

Applicant's counsel, John Chillemi of Ruskin Moscou Faltischek, provided a history of the project and explained why the Applicant has been unable to maintain compliance with its job covenant. He also stated that the Applicant has relocated from the project facility to another location in Nassau County.

Chair Rockensies asked if any members of the Agency have any comments or questions. There were none. Chair Rockensies asked if any members of the public have any comments. There were none.

Transaction Counsel Paul O'Brien described the consent resolution being considered by the board, the purpose of which is to reach a settlement arrangement with the applicant relating to recapture of benefits and a continuing job covenant.

Member Manzella moved to adopt the proposed Consent Resolution. Member Troiano seconded the motion. The motion was approved unanimously (Resolution No. 2026-13).

v. 14 Park Place LLC

Applicant's counsel, Paul Bloom of Harras Bloom & Archer, described the existing multifamily project. Mr. Bloom stated that his client is seeking consent to a corporate structure change that will meet the requirements of the applicant's proposed lender and will also allow the principals to achieve their estate planning goals.

Chair Rockensies asked if any members of the Agency have any comments or questions. There were none. Chair Rockensies asked if any members of the public have any comments. There were none.

Transaction Counsel Paul O'Brien described the proposed consent resolution.

Member Manzella moved to adopt the proposed Consent Resolution. Member Sakowich seconded the motion. The motion was approved unanimously (Resolution No. 2026-14).

vi. Rockville Manor Developer, LLC

Applicant's counsel, Dan Deegan of Forchelli Deegan Terrana LLP, requested that the board consider an extension of the deadline to close this project transaction to June 30, 2026. Mr. Deegan also stated that project costs are increasing by \$3,000,000 but that the request for sales tax and mortgage recording tax exemptions are decreasing.

Chair Rockensies asked if any members of the Agency or the public have any comments or questions. There were none.

Transaction Counsel John Anzalone described the proposed consent resolution.

Member Coumatos moved to adopt the proposed Consent Resolution. Member Sakowich seconded the motion. The motion was approved unanimously (Resolution No. 2026-15).

vii. Hardscrabble Apartments Preservation, LLC

Brian Raddock on behalf of the Applicant stated that the seller of the property is still waiting for Attorney General approval of the sale and that they are requesting an extension of the deadline to close the transaction.

Transaction Counsel John Anzalone stated that the extension would be for 90 days to May 29, 2026 and described the proposed consent resolution.

Chair Rockensies asked if any members of the Agency or the public have any comments or questions. There were none.

Member Manzella moved to adopt the proposed Consent Resolution. Member Troiano seconded the motion. The motion was approved unanimously (Resolution No. 2026-16).

VI. New Business

A. Preliminary Resolutions

None

VII. Committee Reports

None.

VIII. Other Business

A. Minutes

i. Approval of January 29, 2026 Minutes

Chair Rockensies asked if any members have any questions or comments with respect to the draft minutes.

Member Manzella moved to approve the draft January 29, 2026 meeting minutes. Chair Rockensies seconded the motion. The motion was approved unanimously.

B. Other Resolutions

i. Governance (Crain's Business)

Chair Rockensies asked Counsel Paul O'Brien to explain the proposed resolution. Mr. O'Brien stated that the Agency is subjected to claims from time to time related to its projects and operations and typically refers them to insurers. In this instance, litigation has arisen between a third party and Crain's relating to an advertisement placed by the Agency in Crain's. Due to the small size of the claim and the costs of litigation, the Agency's insurer is suggesting a settlement. The insurer would provide the funds for the payment.

Chair Rockensies moved to adopt the proposed Governance Resolution. Member Manzella seconded the motion. The motion was approved unanimously (Resolution No. 2026-17).

ii. Governance Resolution (Longevity Payment)

Chair Rockensies explained that Colleen Pereira has achieved 20 years of service to the Agency and is entitled to a lump sum longevity bonus in accordance with the Agency's personnel handbook.

Counsel Paul O'Brien explained the governance resolution to the board.

Chair Rockensies moved to adopt the proposed Governance Resolution. Member Sakowich seconded the motion. The motion was approved unanimously (Resolution No. 2026-18).

Member Coumatos thanked Colleen for her faithful service to the Agency.

IX. Bills and Communications

None

X. Treasurer's Report

Chair Rockensies asked CFO Lamorte to give the January 2026 financial report.

XI. Announcements

None

XII. Executive Session

None

XIII. Adjournment

A motion to adjourn the board meeting was made by Member Troiano, which was seconded by Chair Rockensies. The resolution was approved unanimously. The meeting ended at 6:46 PM.

[For additional information, please see a recording of the February 26, 2026 meeting of the board of the Nassau County Industrial Development Agency found on the Agency's YouTube channel: <https://www.youtube.com/watch?v=nkdXYYOC5so>]

William Rockensies
Chair

Raymond Pinto
Secretary

--END--