

975 STEWART, 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 May 28, 2026, at 6:15 p.m., local time.

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

PRESENT:

John Coumatos	Treasurer & Acting Chair
Joseph Manzella	Secretary
Raymond Pinto	Asst. Treasurer
Ryan Sakowich	Asst. Secretary
Marco Troiano	Member

NOT PRESENT:

William H. Rockensies	Chair
Reginald A. Spinello	Member

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

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

The attached resolution no. 2026-43 was offered by R. Pinto, seconded by R. Sakowich.

Resolution No. 2026-43

RESOLUTION AUTHORIZING A DEVIATION FROM THE UNIFORM
TAX EXEMPTION POLICY OF THE NASSAU COUNTY
INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT
TO A PROJECT FOR 975 STEWART, 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, 975 STEWART, 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 975 Stewart, 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 2 acre parcel of land located at 975 Stewart Avenue, Garden City, Town of Hempstead, Nassau County, New York (Section: 44; Block: 074; Lots: 18 & 19) (the "Land"), (2) the renovation of an approximately 30,085 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 New York Veterinary Center, PLLC, an affiliate of the Applicant (the "Operator"), as a state-of-the-art veterinary teaching and training 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 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 (D) the sublease of the Project Facility by the Applicant to the Operator 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 May 11, 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 May 28, 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 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 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 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 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	NOT PRESENT	
John Coumatos	VOTING	Aye
Raymond Pinto	VOTING	Aye
Reginald A. Spinello	NOT PRESENT	
Marco Troiano	VOTING	Aye
Joseph Manzella	VOTING	Aye
Ryan Sakowich	VOTING	Aye

The foregoing Resolution was thereupon declared duly adopted.

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 May 28, 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.

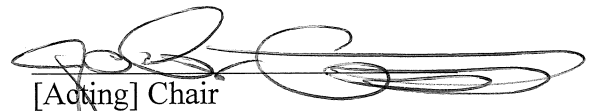
WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said 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 27th day of May, 2026.



[Assistant] Secretary



[Acting] Chair

EXHIBIT A

Pilot Deviation Notice Letter

See Attached



NASSAU COUNTY
INDUSTRIAL
DEVELOPMENT
AGENCY

May 11, 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 John Ferretti
Town of Hempstead
One Washington Street
Hempstead, NY 11550

Superintendent Monique Darrisaw-Akil
Uniondale Union Free School District
933 Goodrich Street
Uniondale, NY 11553

School District Clerk
Uniondale Union Free School District
933 Goodrich Street
Uniondale, NY 11553

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 May 28, 2026 at 6:15 p.m. local time at the Nassau County Executive and 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 with respect to the Project Facility (as defined below). The meeting of the Agency will be open to the public.



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



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

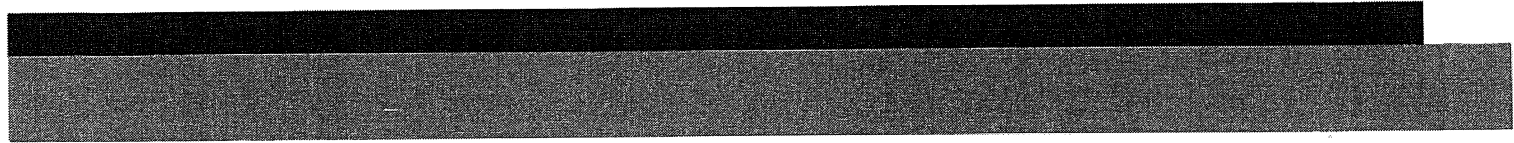


info@nassauida.org
nassauida.org

975 STEWART, 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 975 Stewart, 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 2 acre parcel of land located at 975 Stewart Avenue, Garden City, Town of Hempstead, Nassau County, New York (Section: 44; Block: 074; Lots: 18 & 19) (the "Land"), (2) the renovation of an approximately 30,085 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 New York Veterinary Center, PLLC, an affiliate of the Applicant (the "Operator"), as a state-of-the-art veterinary teaching and training 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 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 (D) the sublease of the Project Facility by the Applicant to the Operator 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 an approximately seventeen (17) year real property tax exemption (the "Property Tax Exemption") with respect to the Project Facility as follows: payments shall be equal to one hundred percent (100%) of the real property taxes and assessments that should be levied upon the Project Facility as of Year 1 of the PILOT Term without taking into consideration the transfer of ownership, jurisdiction, supervision or control of the Project Facility to the Agency (the "Base Year PILOT Amount"), which Base Year PILOT Amount would be payable each fiscal tax year for a period of three (3) fiscal tax years without increase, followed by a period of fourteen (14) fiscal tax years with annual increases of 2% (compounded) each fiscal tax year (i.e., Years 4-17 of the term of the PILOT) (collectively, the "PILOT Term").

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.



In calculating the Base Year PILOT Amount, the Agency shall take into account the latest assessment data (i.e., assessed value and tax rates) available as of the closing, including, without limitation, any applicable approved tax certiorari stipulation or other settlement or arrangement with the applicable tax assessor(s). The Base Year PILOT Amount shall be reduced by any special taxes, assessments or levies that the Applicant is required to pay separately to the affected tax jurisdictions.

Year 1 of the PILOT Term shall mean the first fiscal tax year of each of the affected tax jurisdictions following the first taxable status following the closing of the proposed transaction and filing of the appropriate application(s) for exemption. The portion of each annual PILOT payment shall be allocated among the affected tax jurisdictions in proportion to the amount of real property taxes that would have been received by each affected tax jurisdiction had the Project Facility not been tax exempt due to the status of the Agency.


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 Base Year PILOT Amount 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 date of the latest available data.

Sincerely,

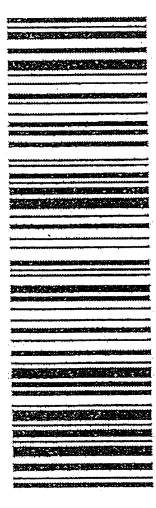
NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:


Sheldon L. Shrenkel
CEO/Executive Director


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<p>1. Article Addressed to:</p> <p>School District Clerk Uniondale Union Free School District 933 Goodrich Street Uniondale, NY 11553</p>  <p>9590 9402 6056 0125 3998 73</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 0877 7601 34</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Mail Restricted Delivery</p>
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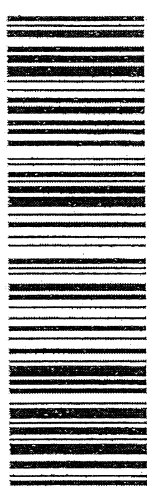


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<p>Postage \$ _____</p> <p>Total Postage \$ _____</p> <p>Sent To School District Clerk Uniondale Union Free School District 933 Goodrich Street Uniondale, NY 11553</p> <p>Street and Ap City, State, Zip</p>	<p>PS Form 3800, January 2023 PSN 7540-02-000-9172 See Reverse for Instructions</p>


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PLACE STICKER ON TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE. CERTIFIED MAIL®		U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>
 9589 0710 5270 0877 7601 58 9589 0710 5270 0877 7601 58		<p>For delivery information, visit our website at www.usps.com</p> <p>OFFICIAL USE</p>
<p>Certified Mail Fee \$</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$</p> <p>Total Postage at \$</p> <p>Sent To</p> <p>Street and Apt. #</p> <p>City, State, ZIP+4</p>		<p>05/11/26 public hearings and tax deviation notice 975 Stewart LLC</p>
<p>Supervisor John Ferretti Town of Hempstead One Washington Street Hempstead, NY 11550</p>		<p>PS Form 3800, January 2013 PSN 7530-02-000-9047 See Reverse for Instructions</p>

INTER-DEPARTMENTAL

Cross out previous address. Use repeatedly until all space

Name XXXXXXXXXX	Name XXXXXXXXXX	Name _____
Dept. XXXXXXXXXX	Dept. XXXXXXXXXX	Dept. _____
Name XXXXXXXXXX	Name XXXXXXXXXX	Name _____
Dept. XXXXXXXXXX	Dept. XXXXXXXXXX	Dept. _____
Name XXXXXXXXXX	Name XXXXXXXXXX	Name _____
Dept. XXXXXXXXXX	Dept. XXXXXXXXXX	Dept. _____
Name _____	Name _____	Name _____
Dept. XXXXXXXXXX	County Executive's Office	Dept. _____
Name XXXXXXXXXX	Name _____	Name _____
Dept. XXXXXXXXXX	Dept. _____	Dept. _____
Name XXXXXXXXXX	Name _____	Name _____
Dept. XXXXXXXXXX	Dept. _____	Dept. _____
Name XXXXXXXXXX	Name _____	Name _____
Dept. XXXXXXXXXX	Dept. _____	Dept. _____
Name XXXXXXXXXX	Name _____	Name _____
Dept. XXXXXXXXXX	Dept. _____	Dept. _____
Name _____	Name _____	Name _____
Dept. _____	Dept. _____	Dept. _____
Name _____	Name _____	Name _____
Dept. _____	Dept. _____	Dept. _____

INTER-DEPARTMENT

Cross out previous address. Use repeatedly un

Name COUNTRY CLUB	Name Vendor Claims
Dept. 1	Dept. Vendor Claims
Name Adele Chismas MD (Eisenhower)	Name Vendor Claims
Dept. Fleet-DPW (Gar K)	Dept. Computers
Name Suzie Sebastian	Name Angela Pettibone
Dept. #94 Prospect Westbury	Dept. 200 East, Minkota
Name Nadja Gornemak	Name John Perakis
Dept. OMB, Invest & C	Dept. NEC of NCDPW
Name Patricia Reed	Name Prospect Avenue
Dept. Computer	Dept. Westbury
Name George	Name Vendor Claims
Dept. HR	Dept. COMPTS
Name DPW	Name
Dept. FACILITIES	Legislator Viviana Russell
Name DPW	Name
Dept. FACILITIES MANAGEMENT	Dept.
Name [Signature]	Name
Dept. [Signature]	Dept.
Name [Signature]	Name
Dept. [Signature]	Dept.