

Rockville Manor Developer 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, 1st Floor, 1550 Franklin Avenue, Mineola, Nassau County, New York on July 30, 2026 at 6:15 p.m., local time.

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

PRESENT:

Reginald A. Spinello	Member/Acting Chair
Raymond Pinto	Asst. Treasurer
Joseph Manzella	Secretary
Ryan Sakowich	Asst. Secretary
Marco Troiano	Member

ABSENT:

William H. Rockensies	Chair
John Coumatos	Treasurer

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Anthony Marano	Agency Counsel
John J. Anzalone, Esq.	Bond/Transactional Counsel

The attached resolution No. 2026-63 was offered by Raymond Pinto, seconded by Joseph Manzella.

RESOLUTION AMENDING AND RATIFYING RESOLUTION NO. No. 2024-67 AND TAKING FURTHER OFFICIAL ACTION TOWARD AND APPROVING THE ACQUISITION AND STRAIGHT LEASING OF A CERTAIN PROJECT FOR ROCKVILLE MANOR DEVELOPER 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, Rockville Manor Developer LLC, a limited liability company organized and existing under the laws of the State of New York, together with entities formed or to be formed on its behalf (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 1.01 acre parcel of land located at 579 Merrick Road, Village of Rockville Centre, Town of Hempstead, County of Nassau, New York (NCTM: Section 38, Block 513, Lot 732) (the “Land” or “Project Site”), (2) the renovation of an approximately 37,888 square foot building and the construction of an approximately 7,448 square foot addition thereto on the Land (collectively, the “Building”), together with related improvements to the Project Site, including onsite parking spaces, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery, building and construction materials and equipment (the “Equipment”), all of the foregoing for use by the Applicant as a senior / disabled multi-family housing-development facility, consisting of approximately fifty-six (56) affordable rental housing apartments (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 in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on June 27, 2024 (the “Preliminary Inducement Resolution”), the Agency, following a review of the Application, determined to take preliminary action toward the acquisition and straight leasing of the Project for the Company and made a determination to proceed with the Project; 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 determinations 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, Article 8 of the Environmental Conservation Law (the “SEQR Act”) and the regulations adopted pursuant thereto (the “Regulations” and together with the SEQR Act, collectively, “SEQRA”), 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 November 1, 2024 to the chief executive officer of Nassau County, 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 November 1, 2024 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 November 20, 2024, at 10:30 a.m., local time, at the Rockville Centre Village Hall, 1 College Place, Village of Rockville Centre, Nassau County, New York, in furtherance of the provisions of Section 859-a of the General Municipal Law requiring interested parties be provided a reasonable opportunity, both orally and in writing, to present their views with respect to the Project, (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 report of the Public Hearing (the “Report”) to be prepared which transcribes the views presented at the Public Hearing and distributed the Report to the members of the Agency; and

WHEREAS, in accordance with Section 874(4) of the Act, (A) the Executive Director of the Agency caused notice of a meeting of the Agency with respect to the proposed deviation from the Agency’s uniform tax exemption policy to be mailed on November 1, 2024 (the “IDA Meeting”) to the chief executive officer of each affected tax jurisdiction and to district clerk of the applicable school district; 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, pursuant to Article 8 of the 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 (the “Regulations”, and collectively with the SEQR Act, “SEQRA”), the appropriate personnel of the Agency reviewed the environmental assessment form and other materials submitted by the Applicant and made any necessary comments to the members of the Agency, and by resolution of the members of the Agency adopted immediately prior to the adoption hereof, the Agency decided to conduct an uncoordinated review of the Project and determined that the Project will not have a significant adverse environmental impact and that an environmental impact statement will not be prepared; and

WHEREAS, pursuant to Resolution No. 2024-66 adopted on November 21, 2024, (the “Deviation Resolution”) the Agency determined to deviate from its Uniform Tax Exemption Policy with respect to the Financial Assistance for the Project and pursuant to Resolution No. 2024-67, adopted on November 21, 2024, (the “Approval Resolution”), the Agency approved the Project and the provision of the Financial Assistance therefor, and required that the Transaction Documents be executed in connection therewith within one hundred eighty (180) days from November 21, 2024; and

WHEREAS, the Approval Resolution, the Agency approved, among other things, (i) the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an aggregate amount of up to \$10,882,748.00, which result in New York State and local sales and use tax exemption benefits not to exceed \$938,637.00 (“Original Sales and Use Tax Exemption Benefits”), 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) in an amount not to exceed \$82,084.00 (“Original Mortgage Recording Tax Exemption Benefits”); and

WHEREAS, by letter dated August 18, 2025, the Applicant submitted a supplement to its Application by which it requested (i) the extension of the time to execute the Transaction Documents to December 31, 2025, (ii) approval of the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an aggregate amount of up to \$11,073,770.40, which result in New York State and local sales and use tax exemption benefits not to exceed \$955,112.70 (“Amended Sales and Use Tax Exemption Benefits”), and (iii) 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) in an amount not to exceed \$160,000.00 (the “Amended Mortgage Recording Tax Exemption Benefits”) (the “2025 Consent”); and

WHEREAS, the Amended Sales and Use Tax Exemption Benefits represent an increase in Financial Assistance from Original Sales and Use Tax Exemption Benefits in the amount of \$16,475.70 (the “Additional Sales and Use Tax Financial Assistance”); and

WHEREAS, the Amended Mortgage Recording Tax Exemption Benefits represent an increase in Financial Assistance from the Original Mortgage Recording Tax Exemption Benefits in the amount of \$77,916.00 (the “Additional Mortgage Recording Tax Financial Assistance” and, together with the Additional Sales and Use Tax Financial Assistance, the “Additional Financial Assistance”); and

WHEREAS, the Additional Financial Assistance granted to the Applicant with respect to the completion of the Project (including the financing thereof) was less than \$100,000 and, therefore, a public hearing of the Agency was not required pursuant to Section 859-a of the Act; and

WHEREAS, pursuant to Resolution No. 2025-57 the Agency granted the 2025 Consent, ratified its prior determination to proceed with the Project and approved the Additional Financial Assistance, subject to the terms thereof; and

WHEREAS, by letter dated December 8, 2025, the Applicant submitted a supplement to its Application by which it requested the extension of the time to execute the Transaction Documents to February 27, 2026 (the “December 8, 2025 Consent”); and

WHEREAS, pursuant to Resolution No. 2026-07 the Agency granted the December 8, 2025 Consent and ratified its prior determination to proceed with the Project, subject to the terms thereof; and

WHEREAS, by letter dated February 11, 2026, the Applicant submitted a request for an extension of the time to execute the Transaction Documents to June 30, 2026 (the “February 11, 2026 Consent”); and

WHEREAS, pursuant to Resolution No. 2026-15 the Agency granted the February 11, 2026 Consent and ratified its prior determination to proceed with the Project, subject to the terms thereof; and

WHEREAS, by letter dated June 26, 2026, the Applicant submitted a request for an administrative 30-day extension of the time to execute the Transaction Documents to July 30, 2026 (the “Administrative Consent”); and

WHEREAS, pursuant to letter dated June 29, 2026, the Executive Director granted the Administrative Consent, subject to the terms thereof; and

WHEREAS, by letter dated July 22, 2026, the Applicant submitted a request for an extension of time to execute the Transaction Documents to September 30, 2026 (the “Proposed Consent”); and

WHEREAS, the Agency now desires to grant the Proposed Consent and in all other respects to ratify its prior 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 certain bargain and sale deed, assignment of lease or company lease 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 certain 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, (the “Lease”) between the Agency and the Applicant, pursuant to which the Agency will grant to the Applicant a leasehold interest in the Project Facility and pursuant to which and/or a Project Agreement by and between the Agency and the Applicant, the Agency will

appoint to the Applicant as its agent (“Project Agreement”), (D) the Applicant will cause to be executed and delivered a certain 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 certain 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 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 Lease, 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. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Approval Resolution.

Section 2. The Agency determines that the Applicant's request with respect to a previously approved and unchanged Project is a Type II Action pursuant to SEQRA involving “continuing agency administration” which does not involve “new programs or major reordering of priorities that may affect the environment” (6 NYCRR §617.5(c)(20)) and therefore no Findings or determination of significance are required under SEQRA.

Section 3. No additional Financial Assistance is being requested by the Applicant with respect to this request, and, therefore, no public hearing of the Agency is required pursuant to Section 859-a of the Act.

Section 4. The Agency hereby ratifies, confirms and approves all actions heretofore taken by the Chief Executive Officer / 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 Harris Beach Murtha Cullina PLLC, Uniondale, New York, as Special Counsel to the Agency with respect to all matters in connection with the Project.

Section 5. The Agency hereby consents to the Proposed Consent and ratifies and reaffirms its approval of the Applicant as the lessee/sublessee under the Lease with the Agency and hereby ratifies and reaffirms its approval of the Applicant as the recipient of the Financial Assistance.

Section 6. Section 14 of the Approval Resolution is hereby amended to provide “This Resolution shall take effect immediately and shall expire on September 30, 2026” and is hereby ratified with the effect of amending the Approval Resolution. All other provisions of the Approval Resolution, Resolution No. 2025-57, 2026-07 and 2026-15 (except to the extent inconsistent herewith – which provisions are hereby repealed and superseded) are ratified and reaffirmed and shall remain in full force and effect.

Section 7. 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	ABSENT
John Coumatos	ABSENT
Raymond Pinto	VOTING AYE
Reginald A. Spinello	VOTING AYE
Marco Troiano	VOTING AYE
Joseph Manzella	VOTING AYE
Ryan Sakowich	VOTING AYE

The foregoing Resolution was thereupon declared duly approved.

STATE OF NEW YORK

) SS.:

COUNTY OF NASSAU

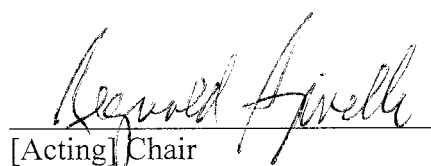
We, the undersigned [Acting] Chair and ~~[Asst.]~~ Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on July 30, 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; (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 respective hands and affixed the seal of the Agency this 30th day of July, 2026.


[Assistant] Secretary


[Acting] Chair

(SEAL)