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## NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 15th day of April, 2019, at 2:00 p.m., local time, at the Village of Port Washington North, 3 Pleasant Avenue, Port Washington, Village of Port Washington North, Town of North Hempstead, Nassau County, New York, with respect to the following project:

83 HARBOR LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company") on behalf of itself and entities formed or to be formed on its behalf, including without limitation, Tonsa Automotive, Inc., a corporation organized and existing under the laws of the State of New York (the "Sublessee" and together with the Company, 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 approximately 5.16 acre parcel of land located at 83 Harbor Road, Port Washington, Village of Port Washington North, Town of North Hempstead, Nassau County, New York (Section: 04; Block: J; Lot: 730) (the "Land"), (2) the acquisition of and improvement to an existing, approximately, 82,037 square foot warehouse and office facility on the Land (collectively, the "Building"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a warehouse, distribution center and corporate office facility for Applicant's automotive parts supply business; (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.

The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company").

The Company would receive financial assistance from the Agency 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").

A representative of the Agency will at the above-stated time and place hear and accept comments from all persons with views with respect to the Project. Interested parties may present their views both orally and in writing with respect to the Project.

Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). A copy of the Application is posted on the Agency's website.

Dated: April 1, 2019

NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Harry Coghlan  
Chief Executive Officer