SAINT MICHAEL'S HOME, INC. -
SEQRA Resolution

A regular meeting of the Nassau County Local Economic Assistance Corporation (the "Corporation") was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on June 25, 2026, at 6:00 p.m., local time.

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

PRESENT:

Raymond Pinto	Secretary/Asst. Treasurer
John Coumatos	Treasurer & Acting Chair
Joseph Manzella	Director
Ryan Sakowich	Director

NOT PRESENT:

William H. Rockensies	Chair (and not participating)
Reginald A. Spinello	Director
Marco Troiano	Director

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer
Anne LaMorte	Chief Financial Officer
Anthony Marano	General Counsel
Paul O'Brien	Bond/Transaction Counsel

The attached resolution no. 2026-06 was offered by R. Sakowich, seconded by R. Pinto.

Resolution No. 2026- 06

RESOLUTION OF THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION (THE "CORPORATION") FINDING THAT THE PROPOSED PROJECT OF SAINT MICHAEL'S HOME, INC. IS A TYPE II ACTION UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND NOT SUBJECT TO FURTHER REVIEW

WHEREAS, Section 1411 of the Not-For-Profit Corporation Law, as amended (the "Act"), has been heretofore enacted by the Legislature of the State of New York for the purposes, among others, of providing for the creation of local development corporations in the State of New York (the "State") for the exclusively charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, the Nassau County Legislature (the "County Legislature") authorized the formation of the Corporation under the Act pursuant to Resolution No. 255-2010 adopted by the County Legislature on September 20, 2010, and approved by the County Executive of Nassau County on September 21, 2010 (the "County Resolution"); and

WHEREAS, pursuant to such authorization of the County Legislature, the Corporation has been incorporated under said Act by the filing of its Certificate of Incorporation with the Office of the Secretary of State of the State of New York on November 30, 2010; and

WHEREAS, the Corporation is authorized by the Act to issue its negotiable bonds, notes or other obligations; and

WHEREAS, ST. MICHAEL'S HOME, INC., a not-for-profit corporation organized and existing under the laws of the State of New York (the "Applicant"), presented an application for financial assistance (the "Application") to the Corporation, which Application requested that the Corporation consider undertaking a project (the "Project") consisting of the following: (A) the issuance of tax-exempt and/or taxable revenue bonds of the Corporation in one or more series in an aggregate principal amount not to exceed $31,500,000 (the "Bonds") for the purpose of financing or refinancing all or a portion of the costs of (1) the acquisition of an interest in an approximately 11.1 acre parcel of land located at 1220 Front Street, Uniondale, Town of Hempstead, Nassau County, New York (the "Land"), (2) the renovation of the existing approximately 112,000 square foot building on the Land and related improvements on the Land (collectively, the "Improvements"), (3) the acquisition and installation of certain furniture, fixtures, machinery, equipment and other personal property (collectively, the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a senior housing, assisted living and continuing care facility accommodating approximately one hundred fifty (150) residents, (4) paying capitalized interest on the Bonds, if required, (5) funding a debt service reserve fund, if required, for the Bonds, (6) funding a repair and replacement reserve fund, if required, for the Bonds, and (7) paying certain costs of issuance of the Bonds; and (B) the granting of exemptions or partial exemptions from mortgage recording taxes in connection with the financing, refinancing or subsequent refinancing of the costs of the foregoing (together with the issuance of the Bonds, collectively, the "Financial Assistance"); and

WHEREAS, Applicant has obtained all necessary zoning approvals for the Project from the Town of Hempstead ("Town"), including site plan approval from the Town of Hempstead Town Board ("Town Board") on April 16, 2019 (the "Site Plan Approval"); and

WHEREAS, following the Site Plan Approval and final approval of its Building Permit Application #20140101483, the Applicant commenced the Improvements and the acquisition and installation of the Equipment, and later determined it would be unable to complete the Project without additional financial assistance, prompting its Application; 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 Corporation must satisfy the requirements contained in SEQRA prior to making a final determination whether to approve the Application; and

WHEREAS, pursuant to SEQRA, to aid the Corporation in determining whether the Project may have a significant effect upon the environment, the Corporation considered the Applicant's Short Environmental Assessment Form dated July 17, 2025 ("EAF"), the Site Plan Approval in Town Board Reso. No. 439-2019, the Application and related documents (collectively the "Environmental Information"); and

WHEREAS, prior to making a recommendation about the potential environmental significance of the Project, the Corporation reviewed the Application and Site Plan Approval by the Town Board's Resolution No. 439-2019 as well as 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(a) states that actions identified as Type II actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under SEQRA; and

WHEREAS, 6 NYCRR 617.5(c)(18) states that Type II actions not subject to further review under SEQRA include the "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit" and also does not meet or exceed any of the Type I thresholds contained in Section 617.4; and

WHEREAS, 6 NYCRR 617.5(c)(31) states that Type II actions not subject to further review also include "purchase or sale of furnishings, equipment or supplies including surplus government property;" and

WHEREAS, the Corporation has determined that the Application is a Type II action under SEQRA, and that no further environmental review is required, because it consists of the "resuse of a residential or commercial structure" where the residential or commercial use is a permitted use under the applicable zoning law or ordinance and "the action does not meet or exceed any of the Type I thresholds" and also includes the "purchase or sale of furnishings, equipment or supplies, including surplus government property" in connection with a Project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project and the 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 a Type II action under SEQRA because it comprises the conversion and reuse of a two-story, approximately 112,000-sq.ft. existing structure, formally a church seminary, to a senior housing, assisted living and continuing care facility for 150 residents; is a permitted use under the applicable zoning law or ordinance per the Site Plan Approval; and, does not meet or exceed any applicable Type I thresholds.

(B) The Project also includes the purchase and sale of furnishings, equipment and supplies, also a Type II action under SEQRA.

Section 2. The Corporation hereby determines that the Corporation has fully complied with the requirements of SEQRA that relate to the Application.

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	NOT PRESENT & RECUSED	
John Coumatos	VOTING	Aye
Raymond Pinto	VOTING	Aye
Reginald A. Spinello	NOT PRESENT	
Marco Troiano	NOT PRESENT	
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 Local Economic Assistance Corporation (the "Corporation"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the Board of Directors of the Corporation, including the Resolution contained therein, held on June 25, 2026, with the original thereof on file in the Corporation's 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 matter therein referred to.

WE FURTHER CERTIFY that (A) all Directors of the Corporation 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 Directors of the Corporation 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 Corporation this 25th day of June, 2026.

[Assistant] Secretary

[Acting] Chair

(SEAL)