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In The Matter of a Public Hearing

RE: GREEN ACRES MALL

JANUARY 19, 2017

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50 Hungry Harbor Road
Valley Stream, New York

January 19, 2017
7:00 p.m.

- B E F O R E:
- ARTHUR NASTRE, CHAIRMAN
 - FLORESTANO GIRARDI, Board Member
 - REVEREND DR. ERIC MALETTE, Board Member
 - JOHN FERRETTI, JR., Board Member
 - STEVEN RAISER, Board Member

1
2 MR. SCIGLIBAGLIO: Stand for
3 the Pledge of Allegiance.

4 (Whereupon the Pledge of
5 Allegiance was recited by all.)

6 MR. SCIGLIBAGLIO: Please be
7 seated. Good evening, ladies and
8 gentlemen and welcome to the Robert
9 W. Carbonaro School.

10 Please note that there are
11 emergency exits on each side the
12 gymnasium in the front and the rear.
13 If you are in the cafeteria
14 simulcast, there are exit doors
15 front and rear and rescue windows.

16 The Valley Stream School
17 District 24 is pleased to allow the
18 Town of Hempstead's newly appointed
19 IDA to use this gymnasium to conduct
20 tonight's meeting for the express
21 purpose of hearing community
22 concerns on the Green Acres PILOT
23 and consideration of a possible
24 revocation.

25 Please treat our panel and each

1
2 other with respect and dignity and
3 limit your comments to the Green
4 Acres Mall PILOT. Remember, this is
5 a new IDA. Please use the
6 microphone in the center aisle for
7 comments or questions. Please also
8 be aware that the building will be
9 closing promptly at 10:00 p.m.

10 Please welcome Mr. Arthur
11 Nastre and the members of the IDA.

12 CHAIRMAN NASTRE: Thank you,
13 everyone. My name is Arthur Nastre
14 and I'm Chairman of the Board of the
15 Town of Hempstead Industrial
16 Development Agency. I'd like to
17 introduce my fellow Board members.

18 To my far right is Steven
19 Raiser, Esquire; to my immediate
20 right, John Ferretti, Esquire; to my
21 left, Reverend Dr. Eric Malette; and
22 to my far left, Florestano Girardi.
23 The lady all the way to the left is
24 our stenographer. She's not on the
25 Board.

1
2 Mr. William Hendrick, Esquire,
3 is also a member of our Board. He
4 happens to be mayor of Lynbrook and,
5 as such, part of School District 24,
6 which is in Lynbrook, so he has
7 recused himself from this hearing to
8 avoid any appearance of any conflict
9 of interest, so he will not be here.

10 We are the new Board of the
11 IDA, having taken office at the end
12 of November 2016. Our first order
13 of business at our first Board
14 meeting in December 2016 was to
15 commit to scheduling this public
16 hearing, and we have done so,
17 largely as a result of hearing the
18 concerns of the taxpayers of the
19 Village of Valley Stream.

20 We are at the Robert W.
21 Carbonaro school, 50 Hungry Harbor
22 Road in the Incorporated Village of
23 Valley Stream, Town of Hempstead,
24 County of Nassau in the State of New
25 York, on this 19th day of January at

7:00 p.m.

We would like to give special thanks to District 24 and its superintendent, Dr. Edward Fale, for allowing us the use of this facility, as we were turned down for the use of other venues by the Village Board and by District 30.

The Board has called this hearing for the sole reason of hearing testimony from the community and other interested parties to give further consideration to the status of the Green Acres Mall project of 2014 and the PILOTS that arose therefrom. The new IDA Board wants to hear testimony from residents before we make a decision on whether or not we should reopen these PILOTS that were granted in December of 2014 by the prior IDA Board.

Be advised that all documents, all records, official records of the agency, including all books, minutes

1
2 of hearings, exhibits, taxpayer
3 e-mails, taxpayer letters,
4 everything in connection with the
5 Green Acres application are deemed
6 to be a part of the record of this
7 hearing.

8 We are not here tonight to
9 blame anyone, nor any entity, for
10 the PILOTS, nor are we here tonight
11 to defend anyone or any entity
12 regarding their respective positions
13 on these PILOTS. We are not here to
14 discuss property tax refunds, as we
15 have no power whatsoever to order or
16 make property tax refunds.

17 We are here solely for you to
18 give us factual information and
19 reasons upon which we can base an
20 intelligent decision on whether we
21 should re-open these applications in
22 order to have additional options,
23 among which would be to revoke the
24 Green Acres PILOTS.

25 I urge you those of you who are

1 here tonight with groups or
2 associations to select one
3 individual to act as your
4 spokesperson so we do not have to
5 hear repetitious testimony from
6 every member of the group. As our
7 time is limited to three hours,
8 we're only going to give each
9 speaker three minutes.
10

11 When your time is expired, we
12 ask that you conclude your testimony
13 and yield to the next speaker. Out
14 of respect to our elected officials
15 who are present tonight, we are
16 going to allow them to speak first
17 under the same time limits as
18 everyone else.

19 We will then listen to
20 taxpayers that are present and other
21 interests that are present here
22 tonight.

23 Lastly, I stress that this
24 IDA Board cannot, by law, make any
25 decision at the conclusion of this

1
2 hearing. We can only make decisions
3 of this nature at a duly called
4 meeting of the IDA Board.

5 Furthermore, despite rumors to
6 the contrary, we will not be making
7 a decision at our next scheduled
8 Board meeting of January 26th, as we
9 will not even have the transcript of
10 this hearing by then and we cannot
11 make such a decision hastily and
12 without a thorough review of the
13 testimony gathered here tonight.

14 With that, I'll call the first
15 person to testify. After the
16 elected officials have spoken, we
17 ask that you line up about five to
18 ten at a time behind the microphone
19 and speak in the order that you are
20 in line. As the speakers conclude,
21 we would ask that new speakers take
22 their place.

23 Please be respectful of all the
24 speakers and do not interrupt or
25 disrupt their testimony in any

1
2 manner. Thank you very much.

3 The elected officials that are
4 here tonight, could you please stand
5 and identify yourselves.

6 LEGISLATOR SOLAGES: Legislator
7 Carrié Solages.

8 ASSEMBLYWOMAN SOLAGES:
9 Assemblywoman Michaelle Solages.

10 SENATOR KAMINSKY: Senator Todd
11 Kaminsky.

12 MAYOR FARE: Mayor Ed Fare.

13 CHAIRMAN NASTRE: Senator,
14 since you're the highest ranking, so
15 to speak, here tonight, I would like
16 to ask you to start off the evening
17 if you don't mind.

18 (Applause by all.)

19 SENATOR KAMINSKY: Thank you
20 for holding this hearing. I don't
21 remember everything about a trip to
22 Boston that my grandparents took me
23 on when I was in fifth grade, but I
24 do remember a morning very vividly
25 when they brought us down to the

1
2 Boston Harbor and a group of
3 revolutionaries dressed like Paul
4 Revere demonstrated what the Boston
5 Tea Party was about. And the person
6 who played Paul Revere looked at me
7 and said, Remember, our country was
8 founded on this principal: "No
9 taxation without representation."

10 (Applause by all.)

11 The hard-working citizens of
12 this community are hard pressed to
13 understand how in America in the
14 21st century they were taxed without
15 representation. There was, at its
16 core, no notice given to a community
17 about an extremely important event.

18 No one knew what was going to
19 happen. And a Board without any
20 guidance decided to turn people's
21 hard-working dollars into their
22 playground, and it's just simply not
23 acceptable.

24 Now, I stand ready to work with
25 you, work with any officials from

1
2 any party on any level to come up
3 with a comprehensive solution,
4 whether it's with the School Board
5 trying to get money back if there's
6 more than they need for their
7 budget; whether it's with the county
8 to make sure that certain base
9 levies need to be altered in Albany,
10 I can work on that.

11 But I also think the IDA is
12 going to be an important component
13 of that, and it is simple. Open up
14 the hearing and reverse the PILOT.

15 (Applause by all.)

16 CHAIRMAN NASTRE: You do have a
17 little bit of time left if you would
18 like to continue your remarks.

19 SENATOR KAMINSKY: I will just
20 say this. I've been disappointed
21 that a lot of the officials on
22 different levels of government have
23 not gotten together in a room to
24 figure this out. I stand ready to
25 meet with school officials, county

1 officials, local officials from the
2 Town, from the IDA. We've got a lot
3 of great minds here. People put
4 their faith in us.
5

6 We have to get together and
7 figure this out, but you are the key
8 part. We can talk all we want about
9 different causes for this. It's not
10 a coincidence that the PILOT was
11 granted and everyone's taxes went
12 through the roof. It's really
13 clear, and we can open it up and
14 turn it around.

15 I stand ready to play any
16 constructive role possible. But at
17 the end of the day, every dollar we
18 take from a hard-working person
19 there better be a good cause for
20 this. There is not a person in this
21 room that thinks revamping Green
22 Acres Mall is worthwhile use of that
23 and, frankly, they never consented
24 to it in the first place.

25 It's wrong. It needs to be

1
2 reversed. And thank you for being
3 here.

4 (Applause by all.)

5 CHAIRMAN NASTRE:

6 Ms. Assemblywoman, please state your
7 name for the record before you
8 testify.

9 ASSEMBLYWOMAN SOLAGES: My name
10 is Assemblywoman Michaelle Solages.
11 I represent the 22nd District.

12 In the interest of time, I also
13 printed out my testimony to detail
14 some of the things that I believe
15 in, but I will just abbreviate.

16 The purpose of any industrial
17 development agency is to revitalize
18 economically depressed
19 neighborhoods. This should never be
20 done on the backs of working people
21 who comprise of this community. My
22 office has rebuked documents
23 detailing the perspective of job
24 creation and economic development
25 that the Green Acres Mall PILOT

1
2 happened to say to bring.

3 To state simply, we believe
4 that this has put corporate
5 interests before the taxpayers of
6 the surrounding community. People
7 have always come before -- should
8 always come before corporate
9 interests.

10 In addition, the prior
11 IDA Board did not negotiate a
12 community benefits agreement. The
13 PILOT does not include any
14 obligation to hire certain
15 individuals in the surrounding
16 communities.

17 There are no jobs for our young
18 people. There's no jobs for our
19 middle-class families. There's no
20 benefit to this IDA.

21 I know personally the issues
22 parent company of the Green Acres
23 Mall complex has failed to address.
24 Our community must deal with the
25 consequences of heavy traffic,

1
2 especially during the holidays, in
3 addition to light pollution and
4 noise pollution.

5 I know personally because I've
6 stood on my family porch at
7 4 o'clock in the morning to hear
8 them cleaning the mall. Imagine if
9 you have a baby or you're an elderly
10 person and having to deal with that,
11 and, in addition to paying up to
12 600 to \$1,000 more.

13 That is wrong in my opinion.
14 We should not be paying for the
15 mall. The mall should be paying for
16 its fair share.

17 (Applause by all.)

18 I respectfully request that you
19 rescind the PILOT because that's the
20 right thing to do.

21 CHAIRMAN NASTRE: Thank you.
22 Anything you would like to submit,
23 we'll be happy to accept.

24 That goes for you, Senator
25 Kaminsky, if you have anything you

1
2 wanted to submit as well.

3 LEGISLATOR SOLAGES: Good
4 evening. My name is Carrié Solages.
5 I am the County legislator for the
6 Third District and also a resident
7 of one of the affected school
8 districts.

9 I would like to first thank you
10 in the beginning of my comments for,
11 again, being open and having this
12 meeting here in Valley Stream and
13 also for hearing several of our
14 concerns; yet going forward, I have
15 several more concerns going forward.

16 Number one: I'm concerned that
17 Fred Parola is still involved in
18 your organization, this individual
19 who had a key role in implementing
20 this very flawed PILOT. I ask you
21 going forward, in making a decision,
22 how can you make a truthfully good
23 decision for the community with
24 still having an individual with
25 tainted hands who was involved in

1
2 the prior PILOT?

3 In addition, I have concerns
4 about, legally speaking, how could
5 you have a meeting? You had a
6 public meeting and no one showed up.

7 Now, as an elected official in
8 my four or five years, I've had
9 events where maybe two or three
10 people show up, but not no one.
11 I've never had a meeting that
12 happened, so that tells me that
13 there is an issue of notice, whether
14 it was bad faith in producing that
15 notice to the community.

16 And going forward with all
17 IDAs, I believe that there should be
18 more requirements of notice because
19 my office did not receive notice.

20 In addition, there was no
21 community impact study. This is a
22 \$79 million PILOT and no
23 consideration was being taken for
24 our school districts. They are
25 operating under a 2 percent --

1 truthfully a 1.26 percent tax cap.
2 They are jumping through hurdles,
3 gymnastics to do what they can to
4 pass a budget to provide a great
5 quality education.
6

7 Most people in this community
8 don't mind, I say in my opinion,
9 paying a little bit more so our
10 children receive more services. But
11 here in this case they are not
12 receiving one additional service.
13 That is unacceptable.

14 In addition, lastly, this PILOT
15 I believe should be reversed because
16 you applied a tourism exception
17 where retail already exists.

18 Now, to my opinion, with the
19 1995 report and other reports
20 generated by our comptroller, that
21 is a limitation that you cannot
22 break. We understand that if there
23 was a need for this but, again,
24 retail already exists.

25 I'm asking you to please

1
2 reverse this PILOT. And I'm asking
3 you also to join me this Saturday,
4 11 o'clock, in front of Town Hall to
5 let the supervisor know that -- we
6 the people --

7 I also have some petitions
8 here, and I understand your concern
9 and I respect the limitation of the
10 scope of this hearing. But with all
11 due respect, there is also a
12 political solution here, okay? And
13 that needs to be considered here,
14 but this community has a great
15 claim. Thank you.

16 CHAIRMAN NASTRE: We are going
17 to consider and investigate any
18 moral items that are brought up
19 tonight by not only our elected
20 officials, but by the taxpayers as
21 well.

22 LEGISLATOR SOLAGES: Thank you.

23 MAYOR FARE: Good evening. I'm
24 mayor for the Incorporated Village
25 of Valley Stream and the first thing

1
2 I would like to do is welcome the
3 new IDA Board. There's no doubt
4 everyone in the community
5 appreciates a fresh set of eyes, a
6 new set of eyes on this volatile
7 PILOT.

8 Our demands for an action to
9 revert this disastrous agreement are
10 threefold.

11 First, as you heard before, the
12 previous IDA members made gross
13 errors in formulating this
14 disastrous agreement. Now that a
15 new Board has been installed, we
16 implore you to look at this accord
17 with a fine-toothed comb and find
18 some ways to change it, modify it or
19 reverse it. The agreement must be
20 voided.

21 Further, this Board, in concert
22 with the county assessor's office,
23 must analyze this and all future IDA
24 agreements, their impact on real
25 property taxes, who's paying these

1
2 taxes, the hard-working people in
3 the District that are involved,
4 before the PILOT is granted.

5 Numbers did not come out until
6 after the PILOT was granted and
7 that's totally unacceptable. People
8 need to know what their burden is
9 going to be before a PILOT is
10 granted.

11 (Applause by all.)

12 MAYOR FARE: Second, on behalf
13 of our Village residents, we call
14 upon our State legislators, as we
15 have already, to create some
16 meaningful legislation or requiring
17 stricter oversight of IDA boards and
18 IDA PILOTS ensuring that the fiscal
19 impact of all affected entities is
20 vetted before final approval.

21 As you mentioned, sir, we don't
22 need finger-pointing and hysteria
23 that result in distractions and no
24 productive results. What we need is
25 some meaningful legislation to

1 address this and all future PILOTS.

2
3 Third, and finally, to echo
4 what Senator Kaminsky said, he
5 couldn't be more correct.

6 There is plenty of constructive
7 and intelligent elected officials on
8 all levels that can sit down in a
9 room together with the IDA, town,
10 county, state, village, and find a
11 solution to the problem that exists.

12 It's great to talk about what
13 we can do in the future, but this
14 exists now and it's a burden on us
15 now. The people in this audience
16 have heard me say before: I live in
17 District 30 myself. My taxes went
18 up \$1200, \$100 a month on my home,
19 again, where I live.

20 And Legislator Solages has also
21 said it correctly. We don't mind
22 paying more when services are
23 increased. We paid more for
24 nothing.

25 We are anxiously awaiting your

1
2 findings. Thank you.

3 CHAIRMAN NASTRE: Seems to me
4 there are no other elected officials
5 here, so I would like to start
6 having the taxpayers and residents
7 of Valley Stream come up and
8 testify.

9 Please line up, as I said,
10 behind the central microphone.
11 Please state your name before you
12 testify and please stick to the time
13 limits so that the most people
14 possible can testify before the
15 evening is over.

16 MS. JOSEPH: My name is Mary
17 Joseph and I live on this side of
18 District 24.

19 I was looking into the Maserich
20 company, which I know is in
21 April 2015, the assignment company
22 offered them a \$16.8 billion buyout,
23 which they rejected. So if they
24 were worth more than \$16.8 billion
25 and they rejected that, why are the

1
2 taxpayers making up a \$16 million
3 tax burden on homeowners that
4 average salary is 85,000, two
5 children a household. Some are
6 taking care of grandparents. Some
7 are taking care of relatives because
8 we're trying to give our children
9 the best here, and we're picking up
10 the slack on a company that declined
11 \$16.8 billion buyout. So I don't
12 understand.

13 CHAIRMAN NASTRE: I assume
14 that's a rhetorical question because
15 we can't answer it. If we could
16 answer it, it would take quite a
17 while. But thank you for your
18 thoughts. We will certainly take it
19 under advisement.

20 MS. EISNER: Rose Eisner. I'm
21 sorry. I'm not speaking correctly
22 today.

23 I have been here 60 years in
24 District 13 and I hope that you
25 won't disappoint me again.

1
2 Now, all I can say about
3 25 years ago our community was
4 furious at the rate of school taxes.
5 We took buses up to Albany, and we
6 harangued the legislature until they
7 created the STAR program.

8 We will harangue them again if
9 we must. I could only tell you that
10 I hope it won't be necessary.

11 We have here five intelligent
12 men. You can't destroy our
13 community. You're trying. This
14 IDA, this PILOT will ruin our
15 community. We will not let it
16 happen.

17 (Applause by all.)

18 We're counting on you, and I
19 hope you don't disappoint me before
20 I go to the Never Never Land.

21 CHAIRMAN NASTRE: Thank you
22 very much.

23 MS. FRANCINE EISNER: I have to
24 follow her? I'm Francine Eisner. I
25 did follow her. This is my mother.

1
2 I am a registered nurse and as
3 soon as I found out about this PILOT
4 issue, I got on board with it, and I
5 got my mother out of her rocking
6 chair. Because she and my father
7 used to run the Valley Stream Civic
8 Action Council, and yes, they
9 originated STAR, so I could not be
10 more proud.

11 I'm here to speak about the
12 health impact about this PILOT.
13 Being a public health nurse having
14 to assess people who have medical
15 needs, a very big part of the UAS
16 Assessment, which is Unified
17 Assessment Systems mandated by the
18 State of New York.

19 And we find out do people have
20 enough money to -- for their health
21 care needs? Are they short of money
22 so that they cannot pay their
23 medical bills? Buy their
24 medications? That is a primary
25 concern.

1
2 Gentleman, this PILOT is going
3 to put people in jeopardy because
4 people have to pay their taxes.
5 They don't pay their taxes, they
6 have a mortgage, the bank will take
7 their house. If they have a
8 mortgage, the Town will take their
9 house.

10 Therefore, what do they skimp
11 on? They skimp on medication.
12 Maybe I don't need Simvastatin,
13 maybe I don't need my baby aspirin.

14 I'm sorry, fellows. People
15 will die if this PILOT is not
16 revoked. Thank you.

17 CHAIRMAN NASTRE: Next speaker.
18 Please give us your name.

19 MR. CHANG: My name is Tom
20 Chang. I've been living in Valley
21 Stream for the last nine years.

22 You said you're here to
23 consider revocation of the PILOT.
24 Please take a look at this room.

25 We have -- We're strong out

1
2 here in the community. There are so
3 many people on fixed incomes here.
4 This tax PILOT will hurt them the
5 most.

6 My own taxes -- I just
7 checked my mortgage bill -- was
8 \$10,500, pre-pilot. To go over and
9 above that is ridiculous.

10 I wanted to ask the officials:
11 Is there anything that
12 Governor Cuomo can do for us, like
13 an emergency fund? This is
14 something that, you know, out of the
15 ordinary. I was wondering if anyone
16 can help address that.

17 CHAIRMAN NASTRE: I can't
18 answer that for you. I'm sorry.
19 I'm don't think any of the elected
20 officials can either.

21 Thank you for your comments.
22 Next speaker.

23 UNKNOWN SPEAKER ONE: I've
24 lived in Valley Stream for about
25 23 years. I have one question and

1
2 then a couple of statements.

3 Does anyone know how many --
4 what percentage of the people that
5 work at the mall are from Valley
6 Stream or from Nassau County?

7 CHAIRMAN NASTRE: We do not.

8 UNKNOWN SPEAKER ONE: I thought
9 the purpose of the IDA was to create
10 jobs in Hempstead.

11 CHAIRMAN NASTRE: That's one of
12 the purposes, yes.

13 UNKNOWN SPEAKER ONE: Okay
14 because in my very unofficial
15 survey, I only shop at BJ's and Home
16 Depot. The vast majority of the
17 people that work there come from
18 Queens. So the vast majority of
19 jobs went to Queens, while the
20 people in Valley Stream have to deal
21 with the traffic. We have to deal
22 with the increase in property values
23 due to the increase in the crime
24 statistics that almost all the
25 malls, the vast majority of the

1
2 crime stats that are in the paper.

3 I mean there are days when I
4 will go to Sunrise Highway -- or to
5 Southern State or Merrick to avoid
6 the traffic there. Most of the
7 people I know shop at Roosevelt
8 Field.

9 So we don't shop there. We
10 don't get the benefit of jobs there.
11 We have to deal with the traffic.
12 We have to deal with the noise. We
13 have to deal with the pollution.

14 The only benefit that we used
15 to get from the mall was the taxes,
16 and now we lost \$6 billion worth of
17 that.

18 My other comments. They did
19 \$69 million worth of renovations if
20 I'm correct, more or less. But they
21 got assessed at a lower value.

22 If I put an extension on my
23 house, I don't get assessed at a
24 lower value. I don't understand how
25 that works.

(Applause by all.)

CHAIRMAN NASTRE: I'm not sure that what you said about assessed valuation is accurate, and I'm not going to take a position on it, but it may or may not be.

UNKNOWN SPEAKER ONE: They appealed the taxes and they won.

CHAIRMAN NASTRE: I did not know that any decision had been made and if they had made the decision, I was not aware of it. Are you finished, sir?

UNKNOWN SPEAKER ONE: That's what I'm saying. I know you can't answer my question about how many people work there.

CHAIRMAN NASTRE: I can't, no.

UNKNOWN SPEAKER ONE: Again, I thought the purpose was to provide jobs. If it's not getting us jobs, we've lost the only benefit that we had, which was the taxes.

CHAIRMAN NASTRE: Thank you.

1
2 I've been advised that
3 Assemblyman Brian Curran has joined
4 us.

5 I just want to know,
6 Mr. Curran, if you would like to
7 speak at this time or were you here
8 to observe?

9 ASSEMBLYMAN CURRAN: No. I
10 want to hear from the people first.

11 CHAIRMAN NASTRE: Okay. We'll
12 let you reserve your time toward the
13 end of the proceeding. Next
14 speaker.

15 UNKNOWN SPEAKER TWO: My name
16 is -- and I am bringing up the fact
17 that Legislator Solages did an
18 excellent job last week educating
19 the people. Thank you very much.

20 I'm bringing up the domino
21 effect. The taxes went up, yes. I
22 went to my hairdresser yesterday.
23 She raised the prices because her
24 taxes went up, okay?

25 This is a spiraling effect.

1
2 The general taxes is going to get up
3 because we were informed we're in a
4 different tax math system now. So
5 it will be a domino effect.

6 We're just not going to hurt
7 right now. We're going to continue
8 to hurt, and the small businesses
9 out where I live near Rockaway
10 Avenue are already reeling from
11 this. And they're going to be
12 paying more than the residents are.

13 So let's think about the domino
14 effect. Not just what we're going
15 to be paying the schools, because
16 it's going to impact even more so
17 this year, next year more so and
18 more so the next year because
19 everyone is going to start raising
20 their prices. And I frankly don't
21 want to live like that.

22 Thank you.

23 CHAIRMAN NASTRE: Thank you.

24 Next speaker.

25 MS. FREDERIQUE: My name is

1
2 Ginette Frederique, and I live on
3 Carol Avenue in Valley Stream. I
4 move here in 2001. My taxes were
5 \$3500. Now my taxes are
6 9,000-and-a-few. My taxes just went
7 up with the IDA \$962.

8 And how I feel every time I
9 come to these meetings, I never miss
10 one. I think we just getting the
11 running around and running around in
12 circles. The circle never ends.

13 All those taxpayers, we are
14 citizens, which you have to be
15 treated with respect, with dignity.
16 This is too much.

17 For just a few people to sit
18 down and come with certain decisions
19 that can affect so many people.
20 Somebody is not thinking straight up
21 there. Sorry.

22 I have to tell you also. Mr.
23 Fred Parola must go. He's on the
24 agreement. You cannot have somebody
25 sitting in a position -- in such a

1
2 position, hiding. For him to decide
3 such decision to change everybody's
4 life, and he is still sitting on the
5 throne. That cannot happen. He
6 needs to go.

7 Mr. Nastre, you are a new
8 member in the IDA.

9 CHAIRMAN NASTRE: We're all new
10 members.

11 MS. FREDERIQUE: I mean you're
12 the new chairman. I'm sorry.

13 I have to tell you that if you
14 have family, if you have children,
15 you have parents, everybody is
16 affected. I know we have to say we
17 have to raise money. Billionaires,
18 they get away with money. We cannot
19 get away with money. So people need
20 to make decisions to save us from
21 this mess. Thank you.

22 CHAIRMAN NASTRE: Thank you.
23 Next speaker.

24 MR. CHARLES: I'm in School
25 District 24. The last Board thought

1
2 it was fit to give the largest
3 group, a multi-billion corporation
4 who owns Green Acres Mall, a
5 \$79 million tax deferment. The
6 Board saw fit to give them a
7 \$210 million tax deferment over 15
8 years.

9 You, gentlemen, said you could
10 not make a decision on this hearing
11 the 26th, seven days. They made
12 their decision in two days,
13 48 hours.

14 How could this stand? It is
15 not right. And yet, they want a
16 public meeting held during working
17 hours. Working families cannot
18 afford to take off of work at 10,
19 11 o'clock during the business day
20 for your convenience. You people
21 are supposed to work for us, not the
22 other way.

23 CHAIRMAN NASTRE: That's why we
24 scheduled this meeting at night.

25 MR. CHARLES: And I appreciate

1
2 that. Thank you very much for your
3 time.

4 CHAIRMAN NASTRE: Thank you.
5 Next speaker.

6 MS. KETTERING: Good evening.
7 Linda Kettering. I am a Millbrook
8 Civic Association Board member. I
9 moved to that area when I was a
10 child with my family when it was
11 called Green Acres.

12 The Green Acres development was
13 built at the same time as the mall,
14 and at the time, we enjoyed it. We
15 enjoyed going there and it was safe.

16 At this point in time, we had
17 to disassociate ourselves from the
18 name Green Acres because of the
19 violent episodes that have occurred
20 there.

21 I am also a Valley Stream real
22 estate broker, and I would like to
23 address the impact of this PILOT in
24 those two areas. As a community
25 leader, I can tell you that there

1
2 was no notice given to our Board
3 when the PILOT hearing was first
4 announced. If we had, we would have
5 been happy to go. We go to all of
6 these types of meetings.

7 We had a large community
8 meeting where we heard from members
9 of our community who talked about
10 the impact that it had. The taxes
11 going up has been a tremendous
12 burden as, obviously, everyone has
13 already stated.

14 From a real estate standpoint,
15 I would like to point out at the
16 closings I've attended within the
17 last couple of months, since this
18 tax increase has come onto our
19 school taxes, especially the new
20 first time home buyers, at the
21 closings had sticker shock because
22 suddenly the taxes that they were
23 quoted by their real estate agents
24 and they were told by their mortgage
25 lenders that they were going to have

1
2 to escrow now suddenly jumped, and
3 they would have to come up with
4 anywhere from 500 to \$1500 more at
5 the closing.

6 Some did not have the money;
7 they were being hit with it all at
8 one time. Valley Stream has always
9 been a very attractive place for
10 people to move to because our taxes
11 were affordable. I don't want to
12 see that hurt our property values.
13 That's something that we have a
14 claim to fame on. That we do have
15 them helping our schools in that
16 way.

17 Lastly, I want to say that when
18 I spoke to the school superintendent
19 and one of them told us that even if
20 he noticed it came in and they were
21 told that there was a PILOT, they
22 really would not have worried about
23 it because in the past the PILOTS
24 have been a benefit to the school
25 district.

1
2 Not only has this one not been
3 a benefit, but this is a large
4 vehement that is coming down and
5 really squashing our community.

6 MR. NASTRE: Thank you.

7 MS. KETTERING: I appreciated
8 your first meeting that I attended
9 at the Hempstead Town Hall. I felt
10 you listened carefully to the people
11 who spoke at that time and listened
12 well enough to actually deny people
13 who were asking for money who
14 shouldn't of. I feel confident you
15 will listen to us and do the same
16 thing.

17 CHAIRMAN NASTRE: Thank you.

18 I want to take a moment before
19 the next speaker. A lot of you have
20 brought up the issue of notice. I
21 want to tell you that this Board has
22 already started to change the
23 notification procedures for public
24 hearings and Board meetings. We are
25 making them much more stringent and

1
2 they will probably -- we will
3 probably have new notice
4 requirements in place by the middle
5 of next month -- probably. I can't
6 say exactly, but notice is something
7 we are working on.

8 Next please. Next speaker.

9 MS. LUCILLE: Hello. My name
10 is Lucille P. I'm in school
11 District 30.

12 I know nothing about an IDA. I
13 know nothing about anything that has
14 been going on. I thank, like other
15 people, our legislators. I thank
16 the Solageses for bringing to our
17 attention and helping us through
18 this.

19 When I got my school tax bill,
20 I got \$1,000 increase and, like
21 everyone else said, I got nothing
22 for that \$1,000.

23 Green Acres, when it was built,
24 I'm here 41 years. It was here to
25 give us a tax relief. Now we're

1
2 paying their taxes. Where do you
3 put -- and you speak about all the
4 working people. There are many
5 retired people in Valley Stream.
6 I'm one of them. I live on a fixed
7 income.

8 It is illegal and unfair that
9 we have to bear the burden of a
10 large conglomerate that we don't
11 benefit from.

12 Most people here in Valley
13 Stream don't shop there. They are
14 all people from Queens. Maybe those
15 are the tourists. I don't know.

16 But we're asking for your help.
17 We're asking for your help to please
18 help our community and revoke the
19 PILOT because it's just not fair to
20 us, the homeowners.

21 The retired homeowners, the
22 people who have raised our families
23 here. I love my town and I don't
24 want to be priced out of it. It has
25 a lot of beautiful things that I

1
2 have enjoyed for 41 years, and I
3 fear that I can't afford to live
4 here much longer because the taxes
5 are becoming outrageous.

6 And I ask for your help. We
7 all have families. You've all been
8 through this. And I remember Ms.
9 Eisner -- Rose Eisner many years
10 ago. I was there in back of her
11 while she fought for STAR. I
12 remember going to the meetings, so
13 I'm grateful for people like her.
14 And I hope we have -- Valley Stream
15 has a big turnover in the last
16 ten years, and I hope all these
17 people are going to be the same and
18 fight for our community to keep it
19 what it used to be.

20 We need help. We don't need
21 more taxes.

22 CHAIRMAN NASTRE: Thank you.
23 Next speaker.

24 MS. NOLAN: Thank you for the
25 hearing. My name Elizabeth Nolan

1
2 and in 1979, my parents decided to
3 move to Valley Stream thinking it
4 would be a great place to raise my
5 brother and I.

6 Well, now I work two jobs,
7 80-plus hours a week, to pay the
8 taxes, to pay the bills, and I make
9 a good salary.

10 What I would like to know is
11 how come when we have pruning
12 festivals, hurricane preparedness,
13 we get more robo calls and I have
14 more messages on my machine but not
15 for something this critical that
16 takes \$1200, which is six weekends a
17 month, I can't have with my family
18 because of the mall where I don't
19 shop because at night I'm afraid of
20 being attacked. I don't understand
21 that.

22 And on Mr. Santino's website,
23 and he lives in East Rockaway so
24 he's not impacted by this, he says,
25 "he votes fighting higher taxes."

1
2 Then why would he elect
3 Mr. Parola to the Board and appoint
4 him, who signed this? And
5 furthermore, Mr. Parola on the Town
6 of Hempstead's site on his
7 autobiography says he's all for the
8 public good and he is concerned.

9 This does not show this. And
10 why the records were never turned
11 over to the comptroller is beyond
12 me. There is no transparency which
13 smells of corruption.

14 And now, all the way down. My
15 parents are deceased and they wanted
16 me to stay in the house as long as I
17 could and, unfortunately, if this
18 Board keeps this in place, my
19 parents are not going to get their
20 wish and I'm going to have to leave.

21 And to me, living in the only
22 house I've lived in for my entire
23 life, that's a travesty and a
24 tragedy for me. And I hope you're
25 not going to make seniors who live

1
2 here pay their taxes and not take
3 their medication, because this
4 impacts all of our lives.

5 Whether you live in Valley
6 Stream or don't, I would ask you to
7 think about that when you vote.

8 CHAIRMAN NASTRE: Thank you.
9 Next speaker.

10 MS. HEFNER: Good evening. My
11 name is Carol Hefner, along with my
12 husband, Anthony, and my son,
13 Anthony the fourth.

14 We run Hefner Service Station
15 on Rosedale Road. We've been there
16 for over 50 years. Our family has
17 been at that spot since 1920. It's
18 a long time. It was a farm.

19 Our taxes went up commercial
20 \$12,000, in one jump. Should we
21 close our doors?

22 We're not going to be able to
23 pay that kind of money every single
24 year. I'm sure a lot of stores on
25 Rockaway Avenue are going to go out

1
2 of business. The small businessman
3 can't survive. Maybe those big guys
4 in Green Acres can, but we can't.

5 Should I take a mortgage out on
6 my house to pay for school taxes and
7 the general taxes? I have my bills
8 if anybody wants to see them. It's
9 ridiculous.

10 Why have them? And it is
11 taxation without representation.
12 And they should be ashamed of
13 themselves.

14 In this day and age that this
15 should happen to us. Look at all
16 these people. They are all in the
17 same boat.

18 UNKNOWN SPEAKER THREE: The
19 Titanic.

20 MS. HEFNER: And I don't want
21 to sink. I hope that you can revoke
22 this and so we can sleep at night.
23 I'm certainly not.

24 CHAIRMAN NASTRE: Thank you.
25 Next speaker.

1
2 MS. KAHN: My name is Kitty
3 Khan and I live on Rockaway Parkway.
4 I've lived in this town for
5 20 years. I've paid my taxes. I
6 came here because it was a nice
7 town, diverse, with a lot of people
8 that I was looking for for my
9 family.

10 Over the years I've seen
11 services in the Town been reduced.
12 But this particular episode is
13 definitely the worse in the 20 years
14 that I've been here.

15 All these speakers who came
16 before me appeal to your better
17 nature. And that would presume that
18 you have a heart that will actually
19 be concerned with issues of health
20 care and sentimental values to homes
21 and sentimental attachments.

22 I'm going to make another
23 argument. In a period when retail
24 is on the decline, why would the IDA
25 expand Valley Stream Green Acres

1
2 Mall? The e-commerce is expanding
3 at a very, very rapid rate.

4 Why are we having more brick
5 and mortar and imposing that burden
6 on the residents of Valley Stream?
7 This is a losing proposition.

8 The Town revenue shows a
9 decrease in sales tax over the past
10 several years because of the
11 decrease in retail sales in the
12 community, in Nassau County overall.

13 So when you tell me that this
14 is industrial development, this is
15 going to greatly improve our lives
16 and the quality of our lives, you
17 don't make argument to me.

18 If I give you my money, that's
19 one thing. If you take it out of my
20 pocket without my permission, you're
21 robbing me.

22 CHAIRMAN NASTRE: Thank you,
23 ma'am.

24 MS. KAHN: In my book that
25 makes the IDA under the

Massachusetts or whatever --

CHAIRMAN NASTRE: Ma'am. Time is up. Thank you.

MS. KAHN: No. You did not do that to other people. Why you doing that to me?

CHAIRMAN NASTRE: Because they did not go over three minutes.

MS. KAHN: Yes, they did.

That makes the bunch of you a bunch of thieves who are taking the money forcefully from us, okay.

So I would call upon you, not because of any appeal to your good nature, apart from that, you have to request a deviation to repeal this clause that limits the IDA not investing in retail.

You have to because of -- request deviation. That it's a tourist destination. This is fraudulent.

CHAIRMAN NASTRE: Thank you very much. Next speaker.

1
2 If you're going to continue to
3 disrupt the meeting, we are going to
4 ask that you be escorted from the
5 building. So please, respect
6 everybody else and listen and
7 participate peacefully, please.

8 Yes, ma'am.

9 MS. DUBLIN: Hi. Cathy Dublin,
10 District 13. I want you to look at
11 my two kids here.

12 We had a lot of great people
13 speak talking about the retired,
14 hard-working individuals. I'm a
15 hard-working person myself. I have
16 two kids and I'm trying to stay in
17 Franklin Square. District 13 is
18 still part of Valley Stream, and I
19 can't do so.

20 I know that the other Board was
21 the one that did it, but you are the
22 once who have the power to make
23 change.

24 So we've talked about the faces
25 of all these types of people. Look

1
2 at my family right here. I cannot
3 continue to stay here if you do not
4 revoke this PILOT.

5 CHAIRMAN NASTRE: Thank you.
6 Next speaker.

7 MS. VILLANUEVO: Good evening,
8 everyone. My name Theresa
9 Villeneuve. I like hearing the
10 stories of everybody who have
11 generations upon generations in
12 Valley Stream.

13 That is not my testimony. I
14 grew up in the inner city of
15 Manhattan in the Lower East Side of
16 Manhattan, which was -- they made a
17 movie about it -- Alphabet City.

18 I was a public servant,
19 retired. I was a police officer for
20 18 years and I worked to get my kids
21 out here. And I chose this spot
22 because I was still working and it
23 was a 25-minute commute over the
24 Throgs Neck Bridge to get to Harlem
25 where I worked in the housing

1
2 projects.

3 And I think what everyone is
4 really upset about, and I love that
5 all these neighbors and all these
6 diverse people are here, supporting
7 the fact that we love our
8 neighborhood.

9 And I feel sorry for you guys
10 because you're picking up the bag
11 that the other Board left you. But
12 the fact of the matter is, is that
13 we all fought to be here, and what's
14 fair is fair.

15 And what I would appreciate,
16 gentleman, is with the way things
17 were handled, do not treat me like
18 I'm an uneducated individual. I did
19 my homework to get here. I paid my
20 taxes just like everybody else. I
21 sacrificed birthdays, holidays. I
22 did overtime. I worked the
23 overnight so that my children could
24 be here in this community.

25 Now, at this point, when I'm

1
2 retired, I'm going to have to pick
3 up my family and leave. And not to
4 sound cliché, but I worked to get
5 here to have the house with the
6 white picket fence in the
7 neighborhood in suburbia to take my
8 kids out of the inner city.

9 And I just hope that in all
10 fairness that you will listen to
11 what we saying. And please
12 gentlemen and ladies, do not be
13 motivated by the political issues.
14 But look at the heart of the Valley
15 Stream when you make your decision.
16 Thank you.

17 CHAIRMAN NASTRE: Mr. Maragos,
18 I didn't know you came into the
19 room. I would have had you come up
20 sooner, but I'm glad to see you at
21 the microphone. Go ahead, sir,
22 please.

23 MR. MARAGOS: Thank you.

24 My name George Maragos. I'm
25 the Nassau County controller. And,

1
2 as you know, my office has sued the
3 IDA and the Town to turn over the
4 documents that justified the
5 granting of the two PILOTS regarding
6 the Green Acres Mall PILOT.

7 But I'm not here to talk about
8 what's going to be argued in the
9 courts. I believe you have
10 requested this meeting to hear from
11 the residents as to if there is any
12 reasons why the PILOT should be
13 overturned.

14 CHAIRMAN NASTRE: That's
15 correct.

16 MR. MARAGOS: I'm here
17 certainly to give you some
18 documentation to that effect and
19 hopefully you will provide
20 additional documentation to me in
21 the future through the court case.

22 But I want to draw your
23 attention and I will turn these
24 documents over to you, that the
25 first PILOT that was granted, there

1
2 was an application and notice in
3 December 2014 was to the County
4 Executive, the Superintendent, the
5 Mayor of the Village to the County
6 Executive with regards to one PILOT
7 regarding the renovation of the
8 existing mall.

9 That notice and decision by the
10 Board to have a public meeting and a
11 public notice was before any
12 cost-benefit study was done. The
13 cost-benefit study with regard to
14 the first PILOT was issued -- or
15 released and dated a week after the
16 Board made the decision to grant the
17 first PILOT, not before.

18 But notwithstanding that, there
19 was a public hearing, publicized,
20 public hearing held that nobody
21 turned up. But that first PILOT was
22 only to reduce their property taxes
23 by \$40,000, from 480,000 to
24 approximately 440.

25 And these documents, by the

1
2 way, were the Town of Hempstead's
3 IDA documents that were published on
4 the website -- the IDA website,
5 which have since been taken down.

6 MR. FERRETTI: Thank you,
7 Comptroller, but we're limiting all
8 speakers to three minutes.

9 (Audience reaction.)

10 CHAIRMAN NASTRE: I told
11 everyone at the beginning of the
12 meeting we're treating every speaker
13 the same.

14 UNKNOWN SPEAKER FOUR: He can
15 have my three minutes.

16 MR. MARAGOS: My point is --

17 CHAIRMAN NASTRE: Please,
18 Mr. Maragos, try to wrap it up. I
19 don't want to be unfair to anyone
20 else.

21 MR. MARAGOS: What was done
22 wrong with the first IDA was that
23 there was a decision made to grant
24 the PILOT before a cost-benefit
25 study was done and presented to the

1
2 Board.

3 With regard to the second
4 PILOT, which is causing the harm
5 that -- the outrage here and the
6 harm, which was for a \$5 million
7 reduction in property taxes, there
8 is no record of an application by
9 the Green Acres Mall for that PILOT.
10 There is no record of a public
11 notice or a public hearing.

12 And that is what the
13 controller's office is asking for
14 documentation. So there is no
15 basis -- no legal basis that has
16 been given to the public or to the
17 controller's office as to why the
18 second PILOT for \$5 million has been
19 granted.

20 So in fact, there was no due
21 process in granting the second
22 PILOT. And that I would
23 respectfully ask the Board to
24 reconsider and ask the same
25 questions the controller's office:

1
2 Where is the legal process, the due
3 process that resulted in the Board
4 awarding the second PILOT? Thank
5 you.

6 CHAIRMAN NASTRE: Thank you.
7 If you have anything you want to
8 submit.

9 MR. FERRETTI: Comptroller,
10 just one comment. Thank you for
11 your testimony.

12 I would just like to once again
13 grant, on behalf of the Board, an
14 invitation for you or your staff to
15 come down and view any documentation
16 you would like to. It's my
17 understanding you've been invited
18 multiple times and you failed to
19 come.

20 At any time you can come with
21 any documentation you would like to
22 see. So I just want to extend that
23 invitation one more time.

24 MR. MARAGOS: Let me comment on
25 that, because we've gone through

1
2 this once before with the Town.

3 We have another subpoena issued
4 in with regard to the water
5 district, and when we come down, you
6 know, we are basically pointed to a
7 set of filing cabinets and said, "Go
8 ahead and find what you're looking
9 for." That is what has happened.

10 CHAIRMAN NASTRE: That may have
11 happened at the water district but
12 it did not happen --

13 MR. MARAGOS: No, no. This is
14 the Town of Hempstead.

15 CHAIRMAN NASTRE: Listen, let's
16 end this aspect because, first of
17 all, the case is in litigation. We
18 should not be commenting on any
19 pending litigation.

20 MR. MARAGOS: Sure.
21 Absolutely. Yes.

22 CHAIRMAN NASTRE: Please submit
23 what you have, sir. We'll take it
24 under advisement. We will
25 thoroughly investigate it before a

1
2 decision is made.

3 MR. MARAGOS: Great. Thank
4 you.

5 MR. GRASSO: Good evening. My
6 name is Vincent Grasso. I'm a
7 Trustee in the Village of Valley
8 Stream here and as for being upheld
9 to offer consideration for reasons
10 to reverse the PILOT, I would simply
11 offer this. It was alluded to a
12 little earlier.

13 There have been PILOTS in the
14 past and, more often than not, the
15 impact from one year of paying taxes
16 to the implementation of the PILOT
17 did not result in massive tax
18 increases, and this one did.

19 It appears that this one did
20 because between the last year of tax
21 payments to the first year of a
22 PILOT, the assessed value was lower.
23 As Mr. Nastre said earlier, they may
24 have been asked to make a decision
25 but a decision was never actually

1
2 made on that reassessment or
3 certiorari.

4 Problem, and this is why I
5 think the Board should consider
6 removing this PILOT, is had that
7 process taken place and in all
8 fairness a certiorari granted, that
9 tax burden then would be borne by
10 all residents of Nassau County
11 because of the County guarantee
12 rather than just the members of
13 District 30 and Central High School
14 District.

15 So if there is any reason to
16 reconsider this, it's the simple
17 fact that this is something that in
18 every other part of the County, in
19 nearly every other PILOT, all
20 members of Nassau County who
21 presumably benefit because one of
22 the benefits cited by the IDA is the
23 sales tax revenue. That's a benefit
24 to the entire County. If we also
25 presume that the jobs created are

1
2 going to be a benefit, they are
3 certainly not gated off or limited
4 to the Village of Valley Stream or
5 the members of District 30.

6 So clearly, the County and the
7 surrounding communities are
8 benefitting. And yet, it's only the
9 members of District 30, the Central
10 High School District, who are paying
11 the cost. So please consider that.

12 CHAIRMAN NASTRE: Thank you.

13 MR. FRANKLIN: Good evening,
14 gentlemen. I'm Franklin. I live in
15 Franklin Square. I'm a resident for
16 25 years.

17 MR. FERRETTI: You live in
18 Franklin Square?

19 MR. FRANKLIN: Yes. My kids
20 went to the Valley Stream School
21 District. All my sons are all men
22 now.

23 And you'll hear a lot of
24 stories here, obviously, all
25 concerned about the increase in

1 taxes that we'll probably face.
2
3 It's my understanding that aside
4 from giving the property tax break,
5 there was also a break for sales
6 taxes to the corporation for Green
7 Acres. So that will also adversely
8 affect the taxes. As property
9 values increase, the base value will
10 increase, therefore, we will be
11 paying greater taxes over a 10-year
12 period.

13 We could all give you our
14 stories, but the questions we really
15 want know is, one, can this Board
16 actually void the agreement they
17 have entered into?

18 CHAIRMAN NASTRE: We have the
19 power to do that, yes.

20 (Audience collective "do it.")

21 MR. FRANKLIN: Can you do that
22 unilaterally, or do you have to go
23 through litigation to do it?

24 CHAIRMAN NASTRE: No. No. We
25 can do it unilaterally. We can't do

1
2 it now. As I explained, by law
3 we're not permitted to do it now.
4 It has to be done at a Board meeting
5 duly called of the IDA Board.

6 MR. FRANKLIN: Could you kindly
7 explain what the process is that you
8 now have to go through in order to
9 truly consider that and execute that
10 vote? Is it one meeting? Is it
11 several meetings? Are there people?
12 Speakers? Will it be held in the
13 evening? Is it going to be held
14 during the day?

15 CHAIRMAN NASTRE: Once we make
16 up our minds, it will be announced
17 at which Board meeting that decision
18 will be made. It will be announced
19 in advance. People will have notice
20 of it. People can come to the
21 meeting at which the decision will
22 be announced.

23 We don't know when that will
24 be. I can tell you it will not be
25 next week. I said that at the

1 beginning. I will stick to that.

2 I don't know when it will be.
3 We'll going to give this due
4 consideration.
5

6 There is a lot of information
7 that we're taking in tonight, and we
8 have to analyze it. We have to
9 investigate it. There are many
10 claims being made that we want to
11 look into. It's not something we're
12 going to do in a hasty or careless
13 manner.

14 But it will only take one
15 meeting to do it. Once it's done,
16 PILOTS are revoked, then the
17 litigation will resume, okay? And
18 then however long it takes to
19 resolve that, I don't know.

20 MR. FRANKLIN: I just have one
21 last question.

22 CHAIRMAN NASTRE: You've past
23 your time so please sit down. Don't
24 forget, this is not a question and
25 answer period. We're here to take

1
2 information, not to give it. We're
3 here to take it.

4 MR. FRANKLIN: When the Board
5 considers, will the electorate be
6 able to be advised as to what
7 factors specifically would be
8 considered by the Board in reaching
9 a decision and if they wish to offer
10 their own opinions and their own
11 documents to support their position
12 in writing?

13 CHAIRMAN NASTRE: You can
14 submit anything you would like
15 between now and the time we make a
16 decision. You can submit it by
17 mail, by e-mail.

18 At this hearing, that's what
19 the purpose of this hearing is. You
20 can submit anything you want.

21 Whatever decision we make, it
22 will be based on reasons that will
23 be stated as the reasons for the
24 decision. We're not going to just
25 make a decision and say, that's it.

1
2 We're going to give you the reasons
3 why it was made. And it will take a
4 while to formulate that decision.

5 MR. FRANKLIN: In that
6 formulation, will we be provided
7 with the criteria that it would
8 depend upon?

9 CHAIRMAN NASTRE: During the
10 process, no.

11 MR. FRANKLIN: We don't know --

12 CHAIRMAN NASTRE: We don't know
13 what the process is going to be.
14 It's going to play out. We're six
15 people -- five actually, because one
16 is recused, and the process is going
17 to take a bit of time.

18 Be convinced that we will make
19 a decision and we will make it when
20 it can be made and it's not going to
21 be delayed.

22 MR. RAISER: Sir, I'm glad that
23 you brought that up. Because I
24 think this is one thing that we have
25 to struggle with because we really

1 appreciate this.

2
3 We're kind of new here and
4 absorbing all the information, but
5 it's not quite so simple as just
6 rescinding or undoing what was done
7 before because, unfortunately, the
8 prior IDA Board basically entered
9 into a contract, which if we rescind
10 we're legally responsible for, which
11 means that there is a guarantee that
12 we will be sued.

13 So that's why we're being
14 careful with this because we have to
15 make sure it's in the best interest
16 of the community because we can't
17 just simply undo what the past IDA
18 did. I wish it was that simple.
19 Unfortunately, it's not.

20 But, and that's something
21 everybody needs to be aware of and
22 as part of our consideration, we
23 have to consider what the
24 ramifications are if we do rescind
25 it.

1
2 So I appreciate everybody's
3 statement because it's helpful to
4 us. We need to hear from you.

5 So I appreciate it and that's
6 why I'm taking notes here, because
7 what you say is important. So I
8 just want everybody to understand
9 that. We want to do what's best for
10 you.

11 CHAIRMAN NASTRE: Next speaker,
12 please.

13 MR. PATEL: My name is Matt
14 Patel. I'm a resident of Valley
15 Stream, 32 years.

16 Mostly we have all the
17 residents here. They have one or
18 two income in the house. They don't
19 get raise that much what the
20 increase between the Village and
21 Town taxes is doing and school taxes
22 especially. So between all the
23 increase, they cannot afford it and
24 I'm here for 32 years to make a
25 beautiful Green Acres. We are

1
2 struggling with the property value.
3 We have a lot of empty space
4 available where we cannot rent it.

5 So I guess, you know, landlord
6 cannot make enough rent to pay the
7 tax even. That is the situation on
8 the Rockaway Avenue.

9 So it will influx and if the
10 increase is going like this
11 direction, it is going to hurt all
12 the residents of Valley Stream and
13 it will hurt especially Rockaway
14 Avenue which is trying to do
15 beautification within themselves for
16 their own business.

17 I'm in business for more than
18 32 years, and our business is going
19 negative, negative and negative. So
20 we used to sell 275 newspapers.
21 Today I'm selling 17, so that is the
22 trend on the Rockaway Avenue.

23 So please consider this, and we
24 cannot afford to pay more tax the
25 way they are increasing. Thank you

1
2 very much.

3 UNKNOWN SPEAKER FIVE: I'm a
4 resident about -- District 30,
5 27 years. Raised two kids here.
6 Have five grandchildren.

7 Hearing this whole thing and
8 coming to these meetings, I
9 understand that you five guys are
10 not responsible for this. It's the
11 IDA Board before who was hired by
12 the Town of Hempstead.

13 So I feel that the Town of
14 Hempstead is responsible for this.
15 And I feel the Town of Hempstead
16 should correct the problem, all
17 right, whether they've got to charge
18 everybody in the Town of Hempstead
19 to pay for that mall over there or
20 fix it somehow.

21 It's a budget adjustment and
22 that's what the Town of Hempstead
23 should do. Thank you.

24 CHAIRMAN NASTRE: Thank you.

25 Assemblyman Curran, I see

1
2 you're on line. Do you want to wait
3 until your turn comes up?

4 ASSEMBLYMAN CURRAN: Yes.

5 CHAIRMAN NASTRE: Okay, sir.

6 Yes, ma'am. Go ahead.

7 MS. WOODSON: My name is Terry
8 Woodson. I'm from the Incorporated
9 Village of Hempstead.

10 I would like to take this
11 opportunity to thank the Town of
12 Hempstead for their response thus
13 far to the former Board's
14 mishandling of the PILOT agreement
15 in Valley Stream. The voice of the
16 people have resonated loud and
17 clear, and by all means their voices
18 should be heard.

19 I will be remiss if I failed to
20 acknowledge, without question, the
21 courageous efforts of certain
22 elected officials, in particular,
23 Legislator Carrié Solages and Todd
24 Kaminsky, and the residents of
25 Valley Stream for bringing to the

1
2 forefront the irreprehensible damage
3 brought on by ill-deserved PILOTS.

4 I commend you all for your
5 unyielding commitment to
6 aggressively promote PILOT reform.

7 It is my honor to stand
8 shoulder to shoulder to render my
9 continued and relentless support to
10 not only Valley Stream, but also all
11 of Nassau County.

12 On December 8th, the Town of
13 Hempstead IDA held their first
14 meeting with newly appointed Board
15 members. I was extremely impressed
16 at the neutral and unbiased manner
17 in which the meeting was conducted.
18 Professionalism and assertiveness
19 and impartiality were traits lacking
20 with the prior Board. I welcome
21 much needed conversation in the
22 future that include resident
23 participation in the PILOT process
24 whereby my confidence in this agency
25 can be restored.

1
2 Moving forward, as long as the
3 Town of Hempstead operates under a
4 wall of secrecy and as a
5 self-governing entity, as did the
6 prior Board, their actions will
7 always be suspect. It is not merely
8 enough that the entire Board was
9 removed because, as a new Board, you
10 have thus far allowed the
11 ringleader, Mr. Fred Parola to
12 remain on as the CEO.

13 In addition, I find it
14 disheartening that this Board as we
15 speak is still entertaining new
16 PILOTS. All PILOT applications
17 should cease until you address the
18 Valley Stream PILOTS and any other
19 ill-deserved PILOTS in existence,
20 such as the several retail PILOTS
21 that plague the Village of
22 Hempstead. I'm speaking of the Key
23 Food, the Family Dollar store, and
24 the car dealership PILOTS, as well
25 as the numerous PILOTS given to many

1
2 of the major apartment buildings in
3 the community. These apartment
4 buildings, at best, generate meager
5 one or two jobs.

6 Valley Stream and the
7 Incorporated Village of Hempstead
8 are polar opposites, one being the
9 epitome of diversity and the latter
10 a product of segregation. In spite
11 of this disparity, it has not halted
12 the nondiscriminatory brazen greed
13 of corporations and developers
14 perpetuated by the Town of Hempstead
15 IDA.

16 CHAIRMAN NASTRE: Thank you,
17 Ms. Woodson. If you would like to
18 submit what you're reading from, so
19 we can have that, that would be
20 fine. We ask you to respect the
21 time limit. Thank you.

22 MR. MICHAEL: My name is
23 Michael (inaudible). I work for the
24 Department of Design and
25 Construction in New York City. I've

1
2 been there for 27 years. I'm one of
3 the first responders. I work with
4 the police and the fire department.
5 My wife and myself have -- My wife
6 has retired and I plan on retiring
7 this year.

8 I just heard of this tax
9 increase, and we're seriously
10 thinking about not staying in Nassau
11 County because we cannot afford
12 this. The wool has been pulled over
13 our eyes. We don't know --
14 everybody is here today because we
15 did not know about this, okay?

16 Steven, you mentioned that
17 there's legal hearing going on and
18 we don't want to do anything that's
19 going to mess things up. Well, let
20 me put it this way.

21 Legally, this is done without
22 us knowing and it's not legal. We
23 cannot stand for, as Mr. Kaminsky
24 said, tax without representation.
25 It's wrong. It's illegal, and it's

1
2 got to be stopped.

3 As Margaret Thatcher has
4 stated, I'll quote her. "The
5 problem with socialism is that you
6 run out of other people's money."

7 Well, it's our money that
8 you're taking. Thank you.

9 CHAIRMAN NASTRE: Thank you.

10 UNKNOWN SPEAKER SIX: There's
11 been a lot of emotions in this room,
12 which I understand that people's
13 lives, people worried about staying
14 in their homes.

15 But, unless I'm wrong, the IDA
16 did this among other criteria for
17 tourism, not because they get people
18 shopping from another town here.

19 Once or twice a year I go to
20 Tanger Outlets in Deer Park, but I'm
21 as much of a tourist there as I am a
22 Pope.

23 This is about the pretenses
24 given to the IDA. Also, the job
25 implication. What is the

1
2 implication of all these small
3 businesses losing jobs weighed
4 against the jobs we're supposed to
5 gain?

6 Also, Maserich, if I'm
7 pronouncing it right, built the
8 expansion, I don't know all the
9 sophisticated accounting, but what
10 company that is in such trouble
11 decides to spend millions more to
12 build more buildings, to build more
13 stores to get more business in if
14 they are doing so poorly?

15 Somehow the logic there --
16 These are logic issues but these are
17 issues that should be addressed.
18 And I think tourism, job
19 implications.

20 Also, District 13 on here. Did
21 they even realize the implication of
22 reducing the set value because the
23 PILOTS come off the tax, not just
24 District 30, but the other two
25 districts. If these costs weren't

1 realized, then where's disagreement?
2 There are a number of almost, for
3 lack of a better term, logical,
4 maybe even legal issues if you
5 consider that I don't think were
6 considered in developing this IDA.
7

8 CHAIRMAN NASTRE: Thank you.

9 MR. TRACY: My name is Ed
10 Tracy. I'm a Malverne resident for
11 38 years. My family moved to Valley
12 Stream in the '50s. I was a
13 resident for 23 years in Valley
14 Stream.

15 A tourist destination? I'll
16 tell you, I just don't buy it. I
17 heard Green Acres called a lot of
18 things, but tourist destination? I
19 lost a car there once. I had a car
20 stolen once.

21 At best, Green Acres is
22 employment for part-time workers
23 with no health benefits, and it does
24 not do anything for this community.

25 Now, I paid my school taxes to

1
2 Valley Stream and Valley Stream
3 school district is hurting because
4 of all this. You think anybody
5 wants to pass a school budget after
6 getting hit with this? I mean it's
7 ridiculous what they're doing to the
8 people. These are hard-working
9 people. People do not mind paying
10 their taxes -- their fair share.

11 When I moved to Malverne
12 38 years ago, I looked into the
13 school. I knew where it was going,
14 and I knew how much it was going to
15 cost me.

16 Now these guys who come in from
17 California, what is it? They got to
18 get a break. Nobody gave me no
19 break.

20 This ain't right. That's the
21 way I see it. It does not provide
22 any quality jobs. Small business is
23 getting killed. And I was here when
24 it was an open air mall. This is --
25 maybe then you could have called it

1 a tourist destination. Not now.

2
3 It doesn't fly, and it
4 certainly shouldn't fly. These
5 people work too hard and the schools
6 don't deserve this.

7 Nobody minds paying their
8 taxes, but we do mind paying it for
9 somebody else as well. Thank you.

10 CHAIRMAN NASTRE: Thank you,
11 sir. The stenographer is in need of
12 a small break. I'd like to do that
13 right now.

14 (Whereupon, a recess was
15 taken.)

16 CHAIRMAN NASTRE: I'd like to
17 call the meeting back to order.
18 Next speaker.

19 MR. VICTOR: My name is Victor.
20 I've been a resident for 46 years,
21 and I'm retired.

22 I think that if you feel that
23 we're are impatient and we can't
24 wait for a response, the only thing
25 that happened in a timely fashion

1
2 was they collected our taxes.

3 MS. HARRIS: Hi, I'm Deborah
4 Harris and I've been in Valley
5 Stream for over 36 years and my
6 biggest concern is that this is not
7 an extremely wealthy area that can
8 take the tax hit that you have given
9 us and, therefore, I am thinking
10 down the road, not just one year,
11 two years, but in four or five years
12 with the economic situation in the
13 country may change, a lot of houses
14 may be left vacant and we will have
15 a horrible, horrible situation.

16 So I do hope you will consider
17 that as part of your discussion.
18 Thank you.

19 CHAIRMAN NASTRE: Thank you,
20 ma'am.

21 Yes, Assemblyman. Go right
22 ahead.

23 ASSEMBLYMAN CURRAN: First off,
24 I'm Brian Curran, New York State
25 Assembly, 21st Assembly District.

1
2 First, I want to thank the IDA
3 Board for coming and holding this
4 forum because I think it's really
5 important. And I think that all of
6 the new members deserve a lot of
7 credit for coming here and listening
8 to these people.

9 Let me say a couple of things.

10 CHAIRMAN NASTRE: Thank you.

11 ASSEMBLYMAN CURRAN: Foremost,
12 I'm very appreciative of the fact
13 that you just said you're going to
14 work on new notification policies
15 with regard to the IDA going
16 forward, because I think that's
17 important. I think this is a
18 specific example of why new
19 notification policies are needed by
20 the Hempstead IDA.

21 The second thing is I represent
22 probably about four blocks of Valley
23 Stream, but I represent all of
24 School District 24 and 13, and those
25 are the people who, in my opinion,

1
2 are getting screwed the most as out
3 of anyone because they will never
4 see any benefit from Green Acres
5 Mall but because of the Central High
6 School District formula and the way
7 that it currently exists, they are
8 bearing a brunt of this decision for
9 the IDA.

10 Now, what I am going to ask is
11 something different from what a lot
12 of people in this hall want and that
13 is the immediate voiding of this
14 PILOT, and I say it for this reason.

15 I think that you brought up a
16 very good point. A lot of people in
17 this audience might not understand
18 that when you void that and my fear
19 is, as the attorney, is that once
20 you void that, Green Acres is going
21 to actually start litigation against
22 you and then file an order to show
23 cause which will stay this PILOT
24 pending the duration of that legal
25 suit thereby destabilizing the tax

1
2 rate for all of these people for the
3 years of that lawsuit.

4 And these people can't handle
5 seven or eight years of litigation
6 and increased taxes while a court
7 decides whether or not it was proper
8 to void this.

9 So what I'm going to employ
10 before you do, and I'm going to echo
11 the words that were said by
12 Senator Kaminsky, I'm going to ask
13 this Board, get together with School
14 District 30, the Central High School
15 District, the County of Nassau,
16 Green Acres, and anybody else that
17 you have to, to figure out a
18 solution before litigation to
19 stabilize these people's tax base
20 for the next ten years so they don't
21 have to incur 500 or -- \$500 or
22 thousand dollar per year increase on
23 their houses.

24 And at that time, if all the
25 parties cannot sit down and figure

1
2 out a solution to solve these
3 people's tax problems, then this
4 Board does what it has to do, but
5 not before you try to save these
6 people the heartache of seven or
7 eight years of legal --

8 Thank you very much for your
9 time. Thank you.

10 CHAIRMAN NASTRE: Thank you for
11 your suggestion. We'll take that
12 into consideration before we make a
13 decision. Thank you very much.

14 ASSEMBLYMAN CURRAN: Thank you.

15 CHAIRMAN NASTRE: Yes, ma'am.

16 UNKNOWN SPEAKER SEVEN: Good
17 evening. My name is (inaudible.)
18 I'm a resident here in Valley
19 Stream, born and raised in Queens.

20 I went to parochial school. My
21 husband and I worked until I had my
22 first son, and decided to buy a
23 house. I wanted to stay close to
24 Queens. Did some research on the
25 school district here. It was great.

1
2 Did not know anything about the
3 public school system, but it looked
4 like the school -- the community
5 worked together, so we moved here.
6 We have now a one-income household,
7 two boys who attend this school.
8 Our taxes went up exponentially for
9 us and with rescinding or taking
10 this back, either way it's going to
11 cost us months. We're going to have
12 to pay for it, whether it be legal
13 fees or with the taxes.

14 Why not ask them to fund us
15 that, so that the school is
16 benefited? Give us generators. Pay
17 for the rooms, the floors,
18 something. They look like super
19 stars. Everybody loves them. It's
20 a write-off for them anyway, and the
21 school district wins. The money is
22 going to come out of our budget
23 anyway. Why not?

24 CHAIRMAN NASTRE: The legal
25 fees would be borne by the tax

1
2 payer. That's true. There's no
3 doubt about it but it's not a
4 foregone conclusion that there is
5 going to be litigation. We don't
6 know. Your point is well-taken.
7 Thank you.

8 Yes, sir.

9 MR. LAMBERT: Hi, my name is
10 Raul Lambert. I'm from Valley
11 Stream, District 30. I'm actually
12 in the heart of this situation right
13 now.

14 We're are living a stone's
15 throw away from Green Acres Mall on
16 South Terrace Street, and we're
17 experiencing day after day, weekend
18 after weekend, high, long hours of
19 traffic coming through our
20 neighborhoods. Our kids cannot even
21 play on the street because people
22 are using our avenues and our
23 streets as shortcuts.

24 You're telling me that you're
25 putting up a Dick's Sporting Goods,

1
2 you put up an Ashley whatever you
3 call that. You put up L.A. Fitness
4 Center, and we have to foot the bill
5 for these places where we do not
6 even participate in nothing they
7 have there, and 65 percent of the
8 people that come to Green Acres Mall
9 is from Queens.

10 Rosedale Queens is not even
11 paying the penalty or the price that
12 we, the community, are paying for
13 this. This is nonsense.

14 My taxes when I first moved
15 here five years ago was \$3500. This
16 year, my taxes is \$9500, excluding
17 this increase that is going to
18 happen.

19 How is it that you are going to
20 tell me that you're going to sit
21 down and decide what should be
22 appealed or not? Have you ever
23 visited this facility since it's
24 built up? You should see this place
25 for Christmas.

1
2 Our block was blocked off
3 because of traffic. We could not
4 get into our community because of
5 traffic for Christmas. Four o'clock
6 in the morning every night the
7 Christmas season we were having
8 problems with traffic and late night
9 hour people coming through our
10 community.

11 It's unfair. It's unfair that
12 our kids cannot walk the streets
13 properly when people are driving
14 through the streets in reckless
15 manner. It's unfair. This is
16 unfair.

17 It's not just about taxes.
18 It's about the lives of the people
19 in this community. You're just
20 looking at one-third of the people
21 that live in Valley Stream or Nassau
22 County that is being affected by
23 this.

24 Our voice matters. It is very
25 despicable that you sit and think

1
2 about that make a decision that we
3 have to pay the brunt of taxes for
4 people who are not even affected
5 them. It's not even affected them.
6 It's unfair.

7 CHAIRMAN NASTRE: Thank you,
8 sir.

9 MS. SHAW: My name is Elaine
10 Shaw. I've lived in Valley Stream
11 since I'm 8 years old and -- What
12 I'm going to say to you is I've been
13 living in Valley Stream since I was
14 8 years old, and I'm certainly a lot
15 older than that. And I own six
16 stores on Rockaway Avenue that
17 doesn't even generate enough money
18 to pay the taxes. So if this
19 happens, I'm definitely -- If I have
20 to, I'll give away the stores and
21 I'll just go move away from here.

22 And I'm not just kidding here.
23 I'm tired of this. When I lived in
24 Valley Stream when I was younger, it
25 was a wonderful town. Even the

1
2 schools -- Central High School has
3 changed so that it's disgusting.

4 I --

5 UNKNOWN SPEAKER EIGHT: That's
6 not fair.

7 CHAIRMAN NASTRE: Please let
8 her finish without interrupting.
9 Please. Go ahead.

10 MS. Shaw: In New York, there
11 was rioting and you have to have a
12 metal detector there.

13 CHAIRMAN NASTRE: This is not a
14 forum to attack the school district.
15 Let's stay to the point.

16 MS. SHAW: I'm going to say
17 that -- The point is if the taxes go
18 up, all my six stores on Rockaway
19 Avenue I want to practically give
20 away, and I don't care who takes it
21 over. And I'm sure a lot of other
22 places will do the same. Have a
23 good day.

24 CHAIRMAN NASTRE: Thank you.

25 MS. FRANCIS: Hello. My name

1
2 is Janice Francis. I've lived in
3 the Elmont Valley Stream area for
4 the last 37 years.

5 Outside of what you're hearing
6 from everyone about how the tax
7 burden is affecting them, most
8 communities put up with a mall
9 because there is a tax break. When
10 I moved here, Green Acres was
11 one story. They put a second story
12 on. They built many stores around
13 it, and non of that has generated a
14 tax bill for us for the community.

15 How is it that now Green Acres
16 comes in and all of a sudden we have
17 to pay for it? If you even step
18 back from how this affects the lives
19 of everyone else, how is it that
20 this has been passed very quickly?
21 It was approved without the
22 necessary studies. Everyone
23 chuckles when we say it's a tourist
24 destination, but that's a serious --
25 that's a -- the crux of this matter.

1
2 That is a big point.

3 Retail establishments are not
4 eligible for a PILOT. And they got
5 around that by calling it a tourist
6 destination.

7 You can stand behind the Green
8 Acres common and throw a rock and
9 you're in Queens. How is it that
10 they did not expect people -- people
11 from Queens have always shopped at
12 Green Acres, and it did not cost us
13 anything.

14 Now, because they are shopping
15 there, we have to pay for it?
16 It's -- legally that should get just
17 thrown out even with the possibility
18 of a lawsuit. Because you should be
19 able to tell the company, Look, this
20 is not a tourist destination. This
21 is our home. It's not a tourist
22 destination. We live here. No one
23 lives at Disneyland. No one lives
24 at Universal Orlando. We live here.

25 This is not a tourist

1
2 attraction. This is our home. This
3 is our backyard.

4 So the fact that they can be
5 granted this PILOT on this loophole
6 of a tourist destination, that alone
7 should get this thrown out. Thank
8 you very much.

9 CHAIRMAN NASTRE: Thank you.

10 MS. GARRY: Good evening. My
11 name is Katherine Garry. I am the
12 editor of a small publication called
13 the Freedom Press. And in their
14 capacity, over the years, I've
15 become quite aware of the horror of
16 PILOT agreements.

17 The one here in Valley Stream
18 certainly needs to be overturned.
19 There is no doubt about it, but
20 there are other PILOTS as well that
21 are destroying other communities
22 also.

23 It's kind of been an eye opener
24 and it's been a wonderful experience
25 in a certain way to see how the

1
2 people of Valley Stream have pulled
3 together to fight this thing. You
4 ought to be commended, because these
5 abuses affect other communities as
6 well.

7 Even this particular PILOT
8 affects all of Nassau County because
9 they get sales tax exemptions as
10 well as mortgage tax exemptions with
11 all these PILOTS, and it affects
12 everyone in Nassau County, Town of
13 Hempstead and the other villages.

14 I became well aware of this
15 situation in Hempstead where
16 23 buildings are under PILOT
17 agreements and the PILOT agreements
18 are basically for retail, car
19 dealerships and apartment buildings.

20 They are false PILOTS. There
21 is no reason at all for any of these
22 PILOTS that are in Hempstead and the
23 people of Hempstead are suffering
24 the exact same thing that you here
25 are suffering in Valley Stream,

1
2 because they pay 10 percent of all
3 their taxes is going to subsidize
4 these apartment buildings. They are
5 going to subsidize retail
6 establishments.

7 It's wrong and you, as a Board,
8 need to confront this: That the
9 PILOTS agreement, they are phony.
10 They are not here to do what they
11 are supposed to do. They are being
12 used by the upper class to run
13 people out of the Long Island
14 community and turn it into a wealthy
15 playground for people from all over
16 the world.

17 They are trying to put us out.
18 All of us. And we need to stop it.
19 We need to stop all of these PILOTS.

20 CHAIRMAN NASTRE: Thank you.
21 Thank you.

22 MS. KIMBERLY: Good evening.
23 My name is Kimberly (inaudible).
24 I've lived in Valley Stream since
25 2001. I interned for Don Clavin,

1
2 the receiver of taxes, when I was
3 18 years old, so I know how property
4 tax works.

5 Any tax relief that is given to
6 anyone just gets put back into the
7 budget and all the taxes that other
8 people are paying have to increase
9 to cover that benefit that was
10 given.

11 I'm willing to -- I have a
12 master's degree in accounting and
13 right now I'm helping build
14 LaGuardia Airport. So I know all
15 about taxes. I know about cost
16 analysis risk.

17 I'm willing to volunteer and do
18 an analysis of any contingent
19 litigation, what are the litigation
20 risks then causing all these people
21 to pay more taxes. I think the way
22 it was done was very unfair, and it
23 seems like the decision is made and
24 now is when we're hearing about it
25 and being asked after -- you know,

1
2 after it cannot be reversed. So I
3 want that to be revisited and I want
4 this to be reversed. Thank you.

5 CHAIRMAN NASTRE: Thank you.

6 After this young lady and the
7 gentleman behind her and the
8 gentleman behind him, I'm going to
9 call up somebody who is here to give
10 some testimony and then we'll resume
11 taxpayers. But you three people can
12 certainly finish. Go ahead.

13 MS. FRANCINE: My name is
14 Francine (inaudible). My family and
15 my extended family have been in
16 Valley Stream since 1950s.

17 My mother is 92 years old.
18 She's lived in this house since the
19 '50s. She cannot afford this tax
20 increase. This is supposed to be
21 her golden years. Well, this PILOT
22 program has tarnished her golden
23 years.

24 Not only has -- we have this
25 Green Acres PILOT, but had there's

1
2 other PILOTS in Valley Stream that
3 also need to be stopped and reviewed
4 before any more go forward.

5 A notification I received was
6 addressed to a "postal customer."
7 That's the name on the envelope.
8 How do you expect anybody here to
9 not think this is junk mail?

10 CHAIRMAN NASTRE: What's the
11 return address on the envelope?

12 MS. FRANCINE: Office of
13 Superintendent, Valley Stream Union
14 Free School District.

15 CHAIRMAN NASTRE: That was not
16 sent out by the IDA. That was sent
17 out by one the school districts. I
18 don't know why they sent them out
19 without the names on them.

20 MS. FRANCINE: But it's another
21 PILOT program in Valley Stream
22 that's going to affect us.

23 So when you create these PILOT
24 programs, you need to understand
25 that the residents of Valley Stream

1
2 are not just people that are making
3 hundreds of thousands of dollars.
4 They are senior citizens who have
5 lived here their whole lives and
6 want to continue to live here. And
7 this tax increase is not helping
8 them be able to leave out their
9 dreams.

10 CHAIRMAN NASTRE: Thank you.

11 MR. LAVERY: Hello. My name is
12 James Lavery. I'm president of
13 Valley Stream District 30 School
14 Board. I just want to talk about
15 how it affects the school districts
16 as well, the PILOTS.

17 We've had many PILOTS over the
18 years and really they have not
19 affected the school budget at all.
20 Obviously, they have been smaller in
21 scope, but we always knew what we
22 were getting. We got a schedule.
23 We got a percentage of how much the
24 PILOT we would be getting.

25 With this PILOT, this is

1
2 different. Now our budget is
3 dependent on -- 16 percent of our
4 budget is dependent on this PILOT.

5 The PILOT is not guaranteed, as
6 the taxes were, so we can't always
7 be sure of what we're getting and
8 when. We also don't know how much
9 the budget -- when we asked the
10 previous IDA how much of this PILOT
11 we would get, we were never given a
12 percentage. We were never given a
13 number.

14 Now we're given percentages,
15 but we would still like a number
16 because we don't know how much
17 dollars are actually coming through
18 since it's not guaranteed as taxes
19 used to be.

20 So this will affect the school
21 district. This will affect the
22 students. So that is something that
23 gets forgotten in all this as well;
24 that it's going to affect programs
25 for students if the funds don't come

1
2 in that previously were guaranteed
3 if we don't know how to budget it.

4 The other thing is when we
5 create our budgets, they are very
6 transparent. We have budget
7 meeting. We have budget hearings.
8 We bring the community in. We get
9 their input. We let them know what
10 we're doing and, obviously, they
11 vote on the budget, so it's very
12 transparent.

13 We told them last year how much
14 it would be for three years if we
15 had zero percent tax increase. The
16 third year was 0.2. When the PILOT
17 came, it jumped to 12 percent.

18 It made us look like liars. It
19 made people think we were doing it.
20 Made people blame us for secretly
21 raising the taxes when everything we
22 did was out in the open. The PILOT
23 changed all that.

24 So not only am I requesting
25 that you revoke the PILOT, but also

1
2 change the process to make it more
3 transparent and inclusive of all
4 people. Thank you.

5 CHAIRMAN NASTRE: Thank you.

6 MR. EDWARDS: Good evening.
7 I'm from the Village of Hempstead.
8 My name is Seymour Edwards.

9 I'm here to support the people
10 of Valley Stream, and I would just
11 like to say I want to thank
12 Legislator Solages for calling a
13 meeting last week and informing the
14 public about what is going on and
15 also the speakers that he invited
16 last week to give us information.

17 In Hempstead, we have over
18 20-something PILOTS in Hempstead,
19 and we can't take them anymore. So
20 I'm here to support the people here
21 and also the Solages.

22 And also, the meeting that we
23 held in Town Hall last month I think
24 it was and 450 Clinton came up for a
25 PILOT and I think you guys denied

1
2 them a PILOT, which was very good
3 and you asked very good questions
4 and you told them that the building
5 decayed for over so many years and
6 he had money he did not put the
7 money into the building and let it
8 deteriorate and wants taxpayers and
9 to fund it and you guys said no.
10 That is not a good idea.

11 I appreciate you last time --
12 last month and I hope going forward
13 you guys keep it up. And I also
14 called a meeting at 7 o'clock is
15 very good because when these
16 meetings are called 9 o'clock in the
17 morning, 10 o'clock in the morning,
18 people are working. We can not
19 attend these meetings. So going
20 forward, we look at the good site so
21 far and I appreciate this very much.

22 And also, the mayor of
23 Hempstead was at the meeting last
24 month and he said to you guys on the
25 Board that there was only six or

1
2 eight jobs that they claim that was
3 getting. So the people have been
4 lied to.

5 So talk about the jobs and all
6 that. This is nonsense. There are
7 no jobs. If there is no -- Going
8 forward again, you said to me last
9 time that you were going to -- if
10 the agreement that they give you
11 guys to get the PILOTS are not
12 valid, you're going to call them
13 back, which is a good idea again.
14 So I appreciate that going forward
15 and thank you very much.

16 CHAIRMAN NASTRE: Thank you.

17 There is someone here on behalf
18 of the accounting firm that was
19 hired by the IDA that rendered a
20 report. I believe it was an
21 Economic Impact Study, among other
22 things. And I'm telling you people
23 upfront that likely their views are
24 not yours. And I want you to give
25 them the respect of listening to

1
2 their opinion and if it differs from
3 yours, I would like you to be the
4 respectful crowd that you've been up
5 to now and not interrupt or do
6 anything to disrupt the gentleman's
7 testimony. He is going to be held
8 to the same limits as anyone else,
9 but just because he may not have
10 your views, please respect his
11 testimony. Thank you.

12 Go ahead, sir. Introduce
13 yourself and say what you would like
14 to say.

15 MR. MIKE N'DOLO: Very good.
16 Thank you for the opportunity to
17 speak. My name a Michael N'dolo.
18 I'm vice president of Camoin
19 Associates and, as the Chairman,
20 mentioned we were hired in November
21 of 2016 by your predecessors to do a
22 post-mortem analysis of what
23 happened on the original PILOT
24 agreements.

25 So basically we're saying not

1
2 what should have happened, not if
3 the IDA made the right decision or
4 wrong decision. Just simply what
5 are the results the IDA's decision,
6 all right, both economically and
7 fiscally.

8 Just a word about myself. I do
9 this all over the country. I've
10 spoken about this in seminars. I've
11 been in this position before, and I
12 have to say I don't envy the
13 position that you're in and thank
14 you for taking over and hopefully
15 making some decisions here.

16 I'm not going to go into the
17 details. The details are all
18 available online if people want a
19 report. I will just go over the
20 highlights.

21 Economically, the impacts are
22 246 construction jobs that we noted.
23 We went back and we looked at the
24 actual employment levels of the mall
25 since the granting of the PILOT

1
2 agreement. At the mall itself,
3 there is 120 additional jobs that
4 have been created there since the
5 PILOT. There is --

6 CHAIRMAN NASTRE: Ladies and
7 gentleman, please let the gentleman
8 finish. Please. Thank you.

9 MR. D'NOLO: There are
10 700 additional jobs that are to be
11 created at the Commons that have not
12 been reported on yet and just
13 additional indirect jobs that are
14 related to spin-off effects
15 according to this. So there's about
16 a total of a thousand new jobs that
17 the IDA was contemplating in making
18 its decision.

19 That's in addition to the 2,774
20 jobs that were already at the mall.
21 So again, in perspective of your
22 predecessors, thousand new jobs,
23 about a little bit less than 3,000
24 retained jobs.

25 One of the items that has not

1
2 really been covered in detail is the
3 fact that the IDA was considering at
4 that time the fact that the mall was
5 under tax certiorari proceedings.
6 In effect, they tried to anticipate
7 those proceedings and resolve in
8 formulating the PILOT agreement.

9 (Whereupon, the audience claims
10 "time is up.")

11 CHAIRMAN NASTRE: Just a
12 second.

13 Let him finish his thought.
14 We're not going to stop him in the
15 middle of a sentence. We haven't
16 stopped anyone else in the middle of
17 a sentence.

18 Go ahead. Continue, please.

19 MR. D'NOLO: In effect, they
20 tried to model the PILOT payments
21 based on what the taxes would have
22 generated in that given year. So in
23 effect, what they're saying is if in
24 year 2018 the mall was going to pay
25 \$20 million in taxes based on the

1
2 results of the tax cert case, that's
3 where they start the PILOT at, okay?

4 So when they made the decision,
5 they simply said, We are not
6 reducing the tax that would be paid
7 in that year. We're equating the
8 PILOT payment to what the tax
9 payment would be in that year.

10 So whether or not that's the
11 right decision, whether or not
12 that's in fact what will happen is
13 not an opinion that we rendered in
14 our report. We simply noted that
15 they based that based on an
16 analysis. We did not do the
17 analysis.

18 And in effect, if that is in
19 fact true that the net cost to the
20 taxpayer, and this will be hard to
21 believe, but the net cost to the
22 taxpayer is actually zero.

23 (Laughter by all.)

24 CHAIRMAN NASTRE: Ladies and
25 gentlemen, please. I said just

1
2 because you disagree, respect the
3 man's right to testify. If you
4 don't -- if you continue to be out
5 of order, we may adjourn this
6 hearing and leave, okay? So please
7 be respectful.

8 It's the gentleman's testimony.
9 Everybody should just bear with us,
10 please.

11 Please finish it up.

12 MR. D'NOLO: Sure. Absolutely.

13 I think that I perhaps have
14 replaced the Board as the least
15 popular person in the room right
16 now.

17 Anyhow, just the last point is
18 simply to say if the IDA did not act
19 and if the tax cert case came to the
20 conclusion that was anticipated, the
21 result that had happened this year
22 would happen anyhow.

23 CHAIRMAN NASTRE: Thank you
24 very much. We appreciate your
25 testimony.

2 UNKNOWN SPEAKER NINE: Hi. I'm
3 glad you had that last guest. I was
4 not going to speak, but --

5 CHAIRMAN NASTRE: Tough act to
6 follow, huh?

7 UNKNOWN SPEAKER NINE: Tough
8 act to follow.

9 But I did read the report that
10 the other fellow mentioned, and
11 that's the first thing that hit me.
12 Was that their assumption on our
13 losses due to tax certiorari, the
14 difference for the first year, and I
15 base this upon the 2016 taxes, it
16 would have been 20,073,851, and they
17 have 13 million. That's the start
18 of the first year. All of this
19 starts to be multiplied or factored.
20 Their conclusion is that the taxing
21 jurisdiction actually benefit at the
22 end of the 15 years.

23 My figures don't come out that
24 way because I did not figure that we
25 lost the certiorari, and I don't

1
2 know if that's really a great
3 position when you guys are
4 negotiating if you assume you're
5 going to lose in court.

6 They also mention that the
7 people they relied on for this
8 information, their entire business
9 is filing certiorari claims for the
10 same companies that are involved
11 here. That's their whole business.

12 Of course the certiorari claims
13 are based upon market value, and I'm
14 not a lawyer in any way and they
15 might be perfectly correct. Who
16 knows?

17 But presently, before any
18 consideration of certiorari,
19 assessed valuation or the market
20 valuation is a 198 million for those
21 properties.

22 This company, Macerich, paid --
23 I remind you that's 198 million --
24 Macerich paid 500 million, so they
25 must have thought that these

1
2 properties were worthwhile. Of
3 course they paid for part of that
4 with 325 million on a bond issue on
5 Wall Street, and I got the feeling
6 that this may just very well be
7 another one of those scams where at
8 the end of 15 years, the bond
9 holders make their money and now
10 we're going to repeat this whole
11 episode 15 years from now.

12 So the people of School
13 District 30 will never get out from
14 under and there will just be new
15 players and new people on the podium
16 here.

17 By the way, who is the
18 executive director?

19 CHAIRMAN NASTRE: Of what, of
20 the IDA?

21 UNKNOWN SPEAKER NINE: Of the
22 IDA.

23 CHAIRMAN NASTRE: Fred Parola.

24 UNKNOWN SPEAKER NINE: Wasn't
25 he one of the few people that are

1
2 actually paid?

3 CHAIRMAN NASTRE: Yes.

4 UNKNOWN SPEAKER NINE: And who
5 hires him? No -- Is it the Board?

6 CHAIRMAN NASTRE: We did not
7 hire him.

8 UNKNOWN SPEAKER NINE: No. I
9 realize that. But whose
10 responsibility is it to hire the
11 director?

12 CHAIRMAN NASTRE: We have the
13 power to hire and fire any staff --

14 (Audience reaction.)

15 CHAIRMAN NASTRE: Sir, I
16 believe you've already spoken once
17 this evening.

18 UNKNOWN SPEAKER TEN: Yeah, I
19 have.

20 CHAIRMAN NASTRE: We're only
21 allowing anybody to speak once.

22 UNKNOWN SPEAKER TEN: This will
23 take two seconds.

24 First of all, a thousand jobs?
25 Minimum wage jobs --

2 CHAIRMAN NASTRE: We're not
3 here to rebut anything that anybody
4 else said. With respect to that
5 report, let me remind you that that
6 report was done long after the
7 PILOTS were granted, and it really
8 was not relevant to the decision as
9 to whether to grant PILOTS or not,
10 and I don't want to enter into a
11 discussion or analysis of that
12 report because we don't feel it's
13 all that relevant to the evening.

14 UNKNOWN SPEAKER TEN: Fine.
15 Let me say this.

16 We are all regular
17 working-class people just speaking
18 our mind. The last two hours we've
19 been telling you we need you to
20 revoke this.

21 CHAIRMAN NASTRE: I know that.

22 UNKNOWN SPEAKER TEN: This
23 should be a no-brainer. I don't
24 know what there is to consider. It
25 should be a no-brainer.

1
2 CHAIRMAN NASTRE: Thank you,
3 sir.

4 And I remind everyone, if
5 you've spoken once, that's it. No
6 one gets a chance for rebuttal, none
7 of the elected, none of the
8 taxpayers, please. Once and that's
9 it, because everybody should get an
10 equal chance.

11 Yes, sir.

12 MR. DENNIS: My name is Dennis
13 (inaudible). I've lived here all my
14 life.

15 I just want to know, no one's
16 even mentioned the Macerich
17 Corporation, they're a public
18 corporation. They made almost
19 \$80 million in 2016. They are quite
20 profitable.

21 The jobs that this man would
22 have been -- they would have done
23 this building without any PILOT.

24 Green Acres when I was very
25 young was a little thing. It got

1
2 bigger. It enclosed. They did not
3 need a PILOT. So the thousand jobs
4 he's talking about would have been
5 generated anyway. And what he isn't
6 talking about is the small business,
7 in addition to all these homeowners,
8 are getting severely hurt. We're
9 going to lose a lot of jobs because
10 of this PILOT.

11 We most revoke the PILOT. You
12 must fire Fred Parola at the very
13 next meeting. He does not represent
14 the district, taxpayers or anybody.

15 CHAIRMAN NASTRE: Without
16 taking the position on Mr. Parola's
17 tenure, I have to remind everyone he
18 does not have a vote on this Board.
19 He does not vote on the PILOTS. We
20 vote for PILOTS, not him. He runs
21 the office, okay?

22 That's all I'm going to say.
23 He is not the subject of this
24 meeting.

25 Yes, sir. Please come up and

1
2 introduce yourself.

3 MR. STEIN: My name is Michael
4 Stein. I've been here like everyone
5 else this entire time. I'd like to
6 sum up what I think is basically
7 what everybody saying, our
8 politicians, our citizens of Valley
9 Stream.

10 Seems to me that this is
11 something that anybody -- anybody,
12 not just people from Valley Stream,
13 would say makes no sense.
14 Absolutely no sense.

15 It also seems to me that if we
16 can put our blame anywhere, it's on
17 the Town of Hempstead. So, if our
18 politicians and the Town of
19 Hempstead cannot do anything, I
20 would like to say something that our
21 president elect has said: Let us
22 drain the swamp.

23 CHAIRMAN NASTRE: Yes, ma'am.
24 Go ahead.

25 MS. STEIN: My name is Barbara

1
2 Stein, and I am no relation to this
3 other gentleman.

4 But anyway, I think I've heard
5 this. You have to think out of the
6 box to get us out of this terrible
7 situation. And I know that
8 litigation for the next 10 years is
9 not going to really help the
10 citizens now so think out of the
11 box. I mean Valley Stream needs to
12 have a toll booth on the Southern
13 State Parkway.

14 CHAIRMAN NASTRE: I remember.
15 I'm old enough to remember that.

16 MS. STEIN: Okay. So
17 therefore, let's have a toll booth
18 going into the mall.

19 (Applause by all.)

20 MS. STEIN: Resolve this for
21 us. We are trusting you to get us
22 out of this.

23 CHAIRMAN NASTRE: Thank you,
24 ma'am. That was definitely thinking
25 outside the box, I'll tell you.

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Yes, ma'am. Go ahead.

MS. BINELL: Good afternoon.

My name is Audrey Binell, and I've been a resident of Valley Stream School District 24 for about the past 15 years. I just want to say something short and sweet.

Besides not forgetting our senior citizens who are residents of Valley Stream and are struggling to stay in their home, also there are people who are widows and widowers and keep them in mind when you make any decision. I urge you.

Thank you.

CHAIRMAN NASTRE: Thank you.

Next speaker.

MR. JOSE: Hi. Good evening.

My name is Jose (inaudible) and I'm a first-time buyer in a house in Valley Stream.

I feel very frustrated after a few months that I bought my first house that I was living a dream.

1
2 Somebody send a paper and the letter
3 say I was pay more money for my
4 mortgage.

5 You guys say that you have the
6 power to fire whoever you want. You
7 are supposed to look out for your
8 community, not looking out for a
9 person that is not even live here.
10 Lives in California, is a
11 billion-dollar person, a
12 millionaire.

13 He's not here looking at the
14 impact that he's been making to the
15 community. We have good people over
16 here. I choose this town because it
17 was wonderful. It is wonderful.

18 We got teachers. We got
19 doctors. We've got good people over
20 here.

21 You guys have the power. Look
22 what is right for your community,
23 not for that person.

24 CHAIRMAN NASTRE: Thank you.

25 We're here tonight because we

1
2 are concerned about the community,
3 as much as we're concerned about
4 all the communities in the Town of
5 Hempstead.

6 Yes, ma'am.

7 MS. ANNE: My name is Anne
8 (inaudible) and I'm a resident of
9 Valley Stream School District 24,
10 and I think this is a prime example
11 of corporate welfare gone array.

12 There is a serious imbalance
13 here. If you look at the percentage
14 of what businesses are paying in
15 taxes as compared to what us
16 taxpayers are paying, there is
17 complete imbalance.

18 And also, I noticed you said
19 you're going to do something about
20 notice. When we want to make a
21 change or an addition, we've got to
22 go through the whole zoning thing.
23 Notices have to go out to members of
24 our community. This does not happen
25 as far as the business.

2 PILOTS are entertained. I
3 think a notice should go out to the
4 community in which they are being --
5 you know, entertained where they are
6 asking for these tax breaks. I
7 think the whole community should get
8 a notice of all the PILOTS.

9 So I think that's due diligence
10 and transparency. We're like
11 blindsided by everything, which I
12 think is unfair.

13 And as far as these tax breaks,
14 you talk about the businesses. Oh,
15 they're getting jobs, oh, they're
16 making renovations.

17 Well, you don't give that same,
18 you know, thing to attracting
19 homeowners. They are bringing in
20 families. They're bringing in
21 incomes. They are making
22 renovations on properties. They
23 hope to raise the value of the
24 community.

25 We don't see any reference to

1
2 giving us tax breaks, so why such an
3 imbalance with the businesses and
4 the taxpayers? Everybody should be
5 doing their share. Wouldn't that be
6 a wonderful thing if everyone did
7 their share? We need a champion. I
8 hope you can be our champion.

9 CHAIRMAN NASTRE: One of the
10 reasons that this Board was
11 appointed was to increase
12 transparency in the IDA process.
13 And for the short time that we've
14 been sitting, we have already done
15 so, and we will continue to improve
16 transparency as we go forward.

17 Yes, ma'am.

18 UNKNOWN SPEAKER ELEVEN: Hi.
19 My name is (inaudible,) and I live
20 in Valley Stream. The transparency,
21 I don't know what website I'm
22 supposed to find all this
23 information on. So can you tell me?

24 CHAIRMAN NASTRE: Transparency
25 just means being more open and above

1
2 Board about letting people know
3 what's going on, making sure they
4 have knowledge of what's going on
5 and including the community in more
6 of the process. That is
7 transparency.

8 UNKNOWN SPEAKER ELEVEN: What
9 site can I find the information on
10 in terms of the IDA report?

11 CHAIRMAN NASTRE: On the IDA
12 website or at Town Hall at the IDA
13 office. Anybody can go to the
14 office, and you can view any
15 documents on file.

16 UNKNOWN SPEAKER ELEVEN: What I
17 wanted to say is that I'm a young
18 professional. I chose to live in
19 Valley Stream four years ago. My
20 family has been here for over
21 30-something years, and I chose to
22 live here because, one, it's close
23 to the City. I work in the City.
24 And actually, I'm a single mom. I
25 raise my child here. I have a house

1
2 here. And, honestly, I didn't think
3 I would want to say here, but I've
4 invested myself and like it here.

5 And added taxes will encourage
6 me not to want to stay here, and I
7 want to. I want to grow old like a
8 lot of people here. And my child,
9 for her to be encouraged, for her to
10 stay here because she enjoys it
11 here. The schools are good, to be
12 honest.

13 So just in terms of thinking
14 about the future, the future is not
15 necessarily right this moment. Also
16 in terms of who else is going to
17 come into this community. Instead
18 of people, you're going to see that
19 even have more abandoned houses.
20 We've had a slide in those the past
21 couple of years. We don't want to
22 have those, okay? Thank you.

23 CHAIRMAN NASTRE: Thank you.

24 MR. EDMONDSON: Edmondson,
25 former vice president of the

1
2 Oceanside Chamber of Commerce. I
3 live in Oceanside and I own a
4 private detective agency that finds
5 out many things and the skeletons
6 that are buried in Nassau County.

7 Did you know that Freddie
8 Parola is going to retire in three
9 months? Because I had Freddie
10 Parola on the phone yesterday, and I
11 can call up people, because I have
12 their personal phone numbers like
13 the police commissioner of Nassau
14 County, so stop talking about
15 Freddie Parola --

16 CHAIRMAN NASTRE: Fred Parola's
17 phone number is public notice, sir.
18 And if he is retiring in
19 three months, it's news to me.

20 MR. EDMONDSON: You got the
21 news from me.

22 CHAIRMAN NASTRE: I don't see
23 it as relevant either.

24 But, yes, ma'am.

25 UNKNOWN SPEAKER TWELVE:

1
2 Evening everyone. I just want to
3 start off by saying that the
4 gentleman that said our community,
5 when you don't live in a community,
6 you don't know how to treat a
7 community.

8 See, none of you up there --
9 and I'm not being facetious -- do
10 not live in Valley Stream, so you
11 don't know what our feelings are.

12 CHAIRMAN NASTRE: That's why
13 we're here tonight.

14 UNKNOWN SPEAKER TWELVE: But my
15 point to you is think of it. Close
16 your eyes right now. Let's do a
17 school test right now.

18 Close your eyes right now and
19 imagine your community going through
20 the same exact thing. How are you
21 going to feel?

22 I don't know who is from who.
23 I know some Freeport, some different
24 areas. No one's -- You have one
25 more spot left for Valley Stream.

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When is that spot for the Valley
Stream person going to be on that
Board right there? One more spot.

CHAIRMAN NASTRE: I don't
know --

UNKNOWN SPEAKER TWELVE: I want
to also say --

CHAIRMAN NASTRE: -- I dont'
appoint the people.

UNKNOWN SPEAKER TWELVE: -- I
went to the mall just because,
people. Can I get a job? Valley
Stream? Oh, we don't hire Valley
Stream residents. The guy saying
that crap over there? He can go
home tonight.

They don't hire any Valley
Stream residents. There is no jobs
for us whatsoever.

That's all I want to say to
you.

CHAIRMAN NASTRE: Thank you.

UNKNOWN SPEAKER TWELVE: So
you -- Don't thank me. I'm not

1
2 through.

3 CHAIRMAN NASTRE: You
4 said that's all I want to say.

5 UNKNOWN SPEAKER TWELVE: I
6 didn't say thank you. You're the
7 only one who said thank you, Mr.
8 Chairman.

9 CHAIRMAN NASTRE: Go ahead.

10 UNKNOWN SPEAKER TWELVE: All I
11 want to say is when you make a
12 decision, please keep in mind if it
13 was your community, and think about
14 how you would feel.

15 CHAIRMAN NASTRE: I will -- We
16 will.

17 UNKNOWN SPEAKER TWELVE: Okay.
18 That's all I'm asking. Thank you
19 very much. Have a good weekend.

20 CHAIRMAN NASTRE: You too.

21 MR. DiPAULO: My name is Martin
22 DiPaulo. Basically, a lifetime
23 resident of Valley Stream. I had a
24 couple of questions.

25 Would there have been the

1
2 transparency if all these people did
3 not show up tonight?

4 CHAIRMAN NASTRE: The
5 transparency that we've addressed up
6 to now has been ongoing since we
7 were appointed, and I said it's
8 going to continue to improve.

9 We called this hearing in
10 response to the wishes of the local
11 elected officials and the taxpayers
12 of Valley Stream. We didn't have to
13 call this hearing. It was not a
14 popular decision to call this
15 hearing, but we called it because
16 we're a new Board and we're
17 concerned and we want to learn and
18 we want to do the right thing if we
19 possibly can, okay?

20 We now know abundantly clear
21 what the feelings of the community
22 are as to this PILOT, okay? I'm not
23 saying we did not pretty much know
24 before we got here, but if we had
25 any doubt, we know them now and

1
2 we're looking to do, quote/unquote,
3 the "right thing."

4 There's a lot of ramifications
5 to this decision. It's not as
6 simple as you people would believe,
7 and that's why we're here tonight to
8 gather as much information as we can
9 in making ultimately this decision.

10 Please continue. I'll give you
11 the extra time I took away from you.

12 MR. DiPAULO: Thank you. I
13 agree it's a very complex decision.

14 CHAIRMAN NASTRE: It is.

15 MR. DiPAULO: But also to pass
16 this PILOT, all the people involved
17 who passed this PILOT was a very
18 complex decision without the
19 notification of all these residents
20 in the Village of Valley Stream.

21 The other question I needed to
22 ask is: The IDA and the tax
23 increases, is it just for
24 District 24, 30 and 13 because I've
25 heard some discrepancies where the

1
2 Town of Hempstead, everybody else is
3 sharing that bill?

4 CHAIRMAN NASTRE: It's not a
5 simple yes or no answer, and I'm not
6 really qualified.

7 I can tell you this, that the
8 brunt of the PILOTS are absorbed by
9 the three school districts of Valley
10 Stream and the Central High School
11 District. But indirectly, the
12 entire County and Town ends up
13 making some of the difference.

14 As somebody said earlier, if
15 the tax roll goes down, it's spread
16 around because it has to go back up
17 because a certain amount of money is
18 needed to be collected in taxes but
19 the brunt of the PILOTS affects the
20 three school districts and the
21 Central High School District of
22 Valley Stream and there's no doubt
23 about that, as we're well aware.

24 MR. DiPAULO: That's why
25 everyone is here.

2 CHAIRMAN NASTRE: I know.

3 MR. DiPAULO: I also urge
4 everyone to please come Saturday,
5 11 o'clock, Town of Hempstead and
6 continue this protest because if we
7 stand as one, we will win. Thank
8 you.

9 MS. BERNARD: Good evening. My
10 name is Marie Antoinette Bernard,
11 and I live in Millbrook, which is
12 part of Valley Stream.

13 I'm here today to basically
14 first thank you, the new members of
15 the Board. Five gentlemen, I'd like
16 to call you at this point in time.
17 At least you present yourself as
18 that.

19 For at least saying I'm going
20 to take you to that word because we
21 have to stand here and each time you
22 put your hand on your heart and you
23 pledge allegiance to the flag and I
24 guarantee justice for all of us
25 here. I'll take you to that.

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You, Mr. Chairman, you also say that you will do the right thing. So therefore, and you also said, and I'm repeating after you, that you're all concerned that we, our communities here, are suffering the brunt of the PILOT.

So therefore, there is no question that unfair taxation is being done on us. And, obviously, based on my accent, you can see I was not born here. I came here to the U.S. I had my children here. And on that day that I have my two children, I decide to be a citizen and obey the law of this land.

So therefore, I will urge you to work as our elected -- elected officials, to work with them. To work with the school district. To do everything that you said is right for us.

That you said also is the right thing, to make sure that my children

1
2 and my neighbors' children do not --
3 besides everything that we have been
4 saying is some of the impact of
5 this -- do not fear in their country
6 where they were born, where they are
7 citizens that you knew cannot undo
8 injustice. You pledge for justice
9 for all.

10 So please, keep your word
11 gentlemen, the five of you, and do
12 right thing and give us the justice
13 we deserve.

14 I want to pay all the time my
15 fair share of taxes. That's what I
16 raise my kids for. I'm here to
17 represent them and all our
18 neighbors. None of us isn't saying
19 we want to pay our taxes. We put it
20 upon you to make sure that you do
21 what you need to do to get your job
22 done.

23 You accepted this challenge,
24 right? So therefore, it is now your
25 responsibility. And I would like

1
2 that in the few months from now I
3 can say, he kept his word. He kept
4 his word and since you're speaking
5 fairness for the other three, you
6 all kept your word. Thank you.

7 CHAIRMAN NASTRE: Thank you.
8 Ultimately, we would like to work
9 not only with the elected officials
10 and the school districts and the
11 Village, but with the applicant in
12 trying to -- the applicant being
13 Macerich is trying to resolve the
14 problems here. Ultimately, that's
15 what it may come to, but in any
16 event.

17 Yes, ma'am.

18 MS. KATHERINE: Hi. My name is
19 Katherine. I've lived here
20 27 years. I'm also an attorney for
21 the New York State Division of
22 Housing Community. While I have
23 constantly, for the last 17 years,
24 defended the State against Article
25 78 and challenges, so I understand

1
2 the difficult position you people
3 are in because once it's passed,
4 there is a lawsuit coming down the
5 line, which we will all pay for.
6 Believe me. I understand that.

7 That being said, as an attorney
8 for the State, I've also been put
9 against the wall in this difficult
10 position, there is room for
11 negotiation.

12 There is a set amount of money
13 that the mall does not want to pay
14 that we are being forced to pay.
15 There is a way of getting everyone
16 in the room to avoid extensive legal
17 fees over what is probably a couple
18 of million dollars to a billion
19 dollars to the mall. There is a way
20 of getting them together in a room
21 to satisfy everyone because if the
22 end comes to it, if they win in a
23 lawsuit against your reputation,
24 we're still going to pay for it,
25 because someone is going to have to

1
2 make up that money.

3 So there has to be, number one,
4 a really good review of the facts
5 listing what was considered -- that
6 was considered wrong and a very
7 clear transparent decision issued by
8 the Board if it chooses to render it
9 that would withstand.

10 It also has to withstand the
11 Order to Show Cause that would come
12 to stay the revocation, which will
13 put in place the taxes until God
14 knows when until it's no longer
15 Green Acres Mall's advantage to keep
16 funding it.

17 So I think there is a way of
18 getting everyone together. This is
19 a no-win situation for anyone right
20 now. The money is going to come
21 from somewhere. Of course, we
22 rather it come from Green Acres.
23 But no matter what happens in a
24 lawsuit, it's all going to come from
25 us. So the sooner, the better that

1
2 the parties can come together and
3 reach a decision that's ethical for
4 everyone in this room, rather than
5 letting this go on for months. It
6 is the best for the whole community.

7 CHAIRMAN NASTRE: Thank you
8 very much. Very appropriate. Makes
9 a very good point.

10 MS. MINUTO: And that's what I
11 was going to say. How can I follow
12 that?

13 CHAIRMAN NASTRE: Go right
14 ahead. You could repeat if you
15 wish.

16 MS. MINUTO: I'm going to try
17 though.

18 I've been part of this
19 community for 60 years. As a
20 five-year old, I entered Howell Road
21 School and then I went to North High
22 School. And after I went to
23 college, I married. I had children,
24 and I stayed in the area because I
25 loved it.

2 My children went to Willow
3 Road. They went to North High
4 School, and then I secured a job at
5 Willow Road as an elementary
6 schoolteacher, and I just retired
7 after 20 years.

8 CHAIRMAN NASTRE:
9 Congratulations.

10 MS. MINUTO: Thank you.

11 My point is I retired last
12 year. My husband is retiring this
13 year. And I never ever thought in a
14 thousand years that I would have to
15 possibly leave the neighborhood
16 because, as a retired couple, we
17 could not afford it.

18 As a matter of fact, my
19 daughter-in-law's parents moved to
20 Florida for that reason. And I
21 said, How could they leave your
22 children? Well, now I'm forced
23 almost with that decision, and
24 that's what I'm teetering on.

25 However, Franklin Square will

1
2 live without Janet Minuto. The real
3 losers in this case are going to be
4 the children that I had the absolute
5 pleasure to teach for 20 years.

6 Thirteen, 24 and 30, those kids
7 are going to suffer. Because no
8 parent in this room is ever going to
9 pass a school budget again after
10 having to pay another whatever it is
11 this year.

12 I worked in the school
13 district. I know how hard we had to
14 work to get those school budgets
15 passed, because it asks so much of
16 the parents to pay. Everybody was
17 working. There was very few one
18 income families anymore.

19 The real losers are the
20 children. I don't care about the
21 thousand jobs that it brought here.
22 Big deal. It's the children. The
23 children are going to lose.

24 Please consider our children.
25 Thank you.

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CHAIRMAN NASTRE: Thank you.

MR. RICHIE: My name is Richie.

I've been a resident of Valley Stream for 24 years.

I want to welcome you guys. You know, before any meeting, we said the Pledge of Allegiance. You remember the words? "With liberty and justice."

CHAIRMAN NASTRE: "For all."

MR. RICHIE: Where is the justice here? You mentioned the word "all."

CHAIRMAN NASTRE: I finished your sentence.

MR. RICHIE: Okay. Thank you.

Valley Stream used to have a Kiwanis Club. Because of all the deteriorating businesses, there is no more Kiwanis in Valley Stream.

If you ever take your car and go down Rockaway Avenue, when I first came here, every one of those stores were packed. There was --

1
2 every block had a different type of
3 business. We had three pizzerias.
4 Now, there is only one. There was a
5 movie house. There was also a
6 bowling alley. We don't have any of
7 those now.

8 And you mention, we did have a
9 toll. I remember that on the
10 Southern State Parkway. But, you
11 know, I've been tickled about this
12 word "tourism." You go on your
13 phone, you go to Google. You put
14 tourist attractions. Valley Stream
15 don't come up. Thank you.

16 CHAIRMAN NASTRE: We've heard a
17 lot tonight about tourist
18 destination and there is, in fact, a
19 definition -- a statutory definition
20 of what a tourist attraction is in
21 the state law, and I would like to
22 open up discussions with any state
23 legislator who is here or who
24 represents the area to possibly work
25 on changing the definition of

1
2 tourist attraction because it's a
3 very vague and poorly written
4 definition.

5 MR. GIACONELLI: Good evening.
6 I'm Michael Giaconelli, resident of
7 Franklin Square, District 13, lived
8 here for 20 years.

9 First off, I want to thank you
10 five gentlemen for having the
11 courage and the willingness to come
12 here, sit and listen to people. I
13 think that's very important, and we
14 should thank you for that and I do.

15 CHAIRMAN NASTRE: You're
16 welcome. Thank you.

17 MR. GIACONELLI: It's a shame
18 that you inherited this mess.

19 CHAIRMAN NASTRE: You're not
20 kidding.

21 MR. GIACONELLI: And that --
22 yeah. You know tonight we heard a
23 lot of great testimony. We heard
24 personal stories. Most of all, I'm
25 really proud and thankful for my

1
2 fellow citizens who took the time to
3 come here.

4 A lot of people, just like me,
5 came straight from the train
6 station. No dinner. No nothing.
7 Glad to do it, because this is too
8 important to not be here and not be
9 heard.

10 So there was some really good
11 testimony from some people who
12 brought up the fact that there are
13 some legitimate legal grounds here.
14 But I think some other people also
15 spoke about how costly that could
16 be, how time consuming that could
17 be, and so on. This is really tough
18 stuff, okay?

19 I think some people hit it
20 right on the head. This should be
21 an opportunity. There has been so
22 much negativity. There is a
23 opportunity for this to be positive.

24 I urge you to get the groups
25 involved here, to sit down. They

1
2 should hear from the people. They
3 should hear our personal stories,
4 the pain, okay? These are real
5 people, real taxpayers. They are
6 great Americans, okay?

7 Get the people together. This
8 can be worked out. Find a way to
9 settle this. Everybody probably
10 would not mind kicking in a little
11 something to salvage this. But
12 these tax increases that you're
13 hearing about are so outrageous that
14 they are life altering.

15 So many people have spent a
16 chunk of their lives to live in the
17 community and they've built lives
18 here. To have a financial decision
19 that benefits an operator to drive
20 people out of their community is
21 simply wrong.

22 So I urge you to try and do
23 this in a positive way, because the
24 negative publicity for the mall
25 operators if they don't want to

1 reach a settlement, would be maybe
2 more disastrous and costly to them
3 than working out a settlement. It
4 would be wrong to doubt the resolve
5 and the anger in the people in this
6 room. Thank you.

7
8 CHAIRMAN NASTRE: Thank you
9 very much, sir.

10 We still have the building for
11 another 40 minutes. We certainly
12 welcome more speakers, especially if
13 you have something to say that we
14 have not already heard.

15 If -- yes, sir. Come on up.

16 MR. BARNUM: My name is Burt
17 Barnum. District 24. I don't think
18 anyone said this yet.

19 I think that this tax is highly
20 disproportionate to any increase
21 than anything that I've ever seen.

22 And I think I'd like to add
23 that school taxes are for the
24 schools, not for the benefit of
25 bringing in corporations or anybody

1
2 else. Thank you.

3 CHAIRMAN NASTRE: Thank you.

4 Yes, ma'am.

5 MS. TANYA: Hi. Thank you
6 gentlemen for being here first of
7 all.

8 My name is Tanya P. I have
9 been a resident of Valley Stream
10 since the day I was born. I'm
11 living in a house that my parents
12 brought me home from the hospital
13 in.

14 This community has been a
15 wonderful community. The schools
16 have been amazing. The arts
17 programs and sports programs help
18 get me college scholarships. I
19 never want to see the students today
20 have not have access to those
21 programs that I had access to when I
22 was in school here.

23 The other thing is my parents
24 are now retired and, like a lot of
25 senior citizens that are in this

1
2 community, they feel that they are
3 being forced not only out of Valley
4 Stream, out of Nassau County and out
5 of New York.

6 I'm hearing from the community
7 in general that a lot of people are
8 very scared. They want to stay
9 here. They love Valley Stream.
10 They love Nassau County. They love
11 Long Island. They want to stay
12 here. But everyone is feeling
13 forced and driven out of their home.

14 In regards to the mall being a
15 tourist attraction, I do remember
16 growing up and all of the crime that
17 happened in Green Acres Mall.

18 I remember the Sunrise movie
19 theatre. It was the "Godfather"
20 that was playing and the shooting
21 was going on in the theater. I
22 remember the shooting in Victoria's
23 Secret. I remember my mother's
24 friend, she was shot and killed for
25 her jewelry in the parking lot at

1
2 Green Acres Mall, and she left
3 behind two small children.

4 A lot of the crimes and
5 shootings have not been publicized.
6 But we were taught from a young age
7 in the 1980s and even the 1970s with
8 my older brother, do not go to the
9 mall. You will get robbed. You
10 will get murdered. Things happen.

11 So as far as a tourist
12 attraction, I feel that it's the
13 crime. The crime in this
14 neighborhood is the mall. So what is
15 the mall doing to keep this
16 community safe? That's what we
17 should be asking. Thank you.

18 CHAIRMAN NASTRE: You're
19 welcome. Thank you for that.

20 Yes, sir.

21 UNKNOWN SPEAKER THIRTEEN: I'd
22 like to get one answer from you.

23 Who zoned the Green Acres Mall
24 as a tourist attraction?

25 CHAIRMAN NASTRE: Nobody zoned

1
2 it to be a tourist attraction. The
3 Board -- the old Board that granted
4 these PILOTS considered it. There's
5 an exception in the law that allows
6 retail establishments to get PILOTS
7 if they are deemed to be a tourist
8 destination, not attraction,
9 destination. That was one the
10 reasons that they were granted.

11 UNKNOWN SPEAKER THIRTEEN:

12 Stores are not tourist attractions.

13 CHAIRMAN NASTRE: It's a

14 statutory definition. Under the
15 statutory definition, that Board
16 believed that they were correct, to
17 answer your question.

18 I've heard tonight from many
19 people tonight that it's not a
20 tourist destination in any way,
21 shape or form, and I tend to agree,
22 but I was not one of the Board
23 members who made the decision.

24 Yes, ma'am?

25 UNKNOWN SPEAKER FOURTEEN: How

1
2 can it be a tourist attraction when
3 you're hiring those tourists to work
4 in the mall?

5 CHAIRMAN NASTRE: If there are
6 no other people who wish to speak, I
7 want to let you all know that --
8 Yes, ma'am.

9 UNKNOWN SPEAKER FIFTEEN: I by
10 no means know anything about legal
11 matters when it comes to who is
12 being sued, but the illegal act in
13 passing this PILOT bill and then to
14 stand here and threaten the people
15 about if you brought them to justice
16 that they would suffer the
17 ramifications is ludicrous.

18 Just to hear the one thing that
19 this is a tourist attraction, using
20 the one loophole that was needed to
21 seal this PILOT is enough to push
22 ahead and do two things, out of
23 everything that is heard.

24 Fire Fred and veto the bill.
25 That's all that needs to be done.

2 And for them to come back and
3 fight and be -- with all of the
4 illegal things that were done in
5 sealing this PILOT, to put the
6 pressure on these people, I don't
7 believe there would be ramifications
8 the way they talk about when you
9 have a whole town against something
10 that was done that was never made
11 public, never given an opportunity
12 to the people who are paying for it
13 to make one suggestion on it is
14 ludicrous.

15 I think it's a scare tactic and
16 I think it needs to be eradicated as
17 soon as possible.

18 CHAIRMAN NASTRE: Thank you.

19 MR. ROBERT: Hi. I'm Robert M.
20 I'm a resident of school
21 District 30. I just want to take
22 exception to your understanding of
23 this tourist attraction thing.

24 There is a defined term for
25 tourist attraction, and it takes a

1
2 substantial number of people who
3 visit the location, all right?

4 But it does not say that retail
5 locations have an exception or
6 granted an exception according to
7 the law.

8 As a matter of fact, Allen
9 Hevesi, the attorney general in
10 2006, in his report specifically
11 indicated that the retail locations
12 should not be subject to any PILOT
13 programs, because it always has a
14 negative affect on the communities
15 involved. And if you don't believe
16 me, check it out.

17 You people are on the Board,
18 you know. All we're asking for is
19 good government. So far we're not
20 getting that. Just because you can
21 do something, does not necessarily
22 mean you should. Thank you.

23 CHAIRMAN NASTRE: Yes, sir.

24 Thank you.

25 Yes, ma'am.

2 MS. VICENTE: Hi. My name is
3 Milagros Vicente. I'm a Board
4 trustee for Valley Stream, 13, and
5 my daughter wanted to give you
6 something that she just made, a
7 little picture, and she's very
8 nervous about it, but she wanted to
9 say, "No PILOT. We need money for
10 our education."

11 (Applause by all.)

12 MR. JOHN: My name is John
13 (inaudible.) I'm a Board member of
14 District 24, and we want to thank
15 you for coming tonight.

16 CHAIRMAN NASTRE: We want to
17 thank you for having us again.

18 MR. JOHN: Absolutely. We're
19 people, so we opened our building to
20 the people. It's a school building.

21 CHAIRMAN NASTRE: We appreciate
22 it very much.

23 MR. JOHN: I just wanted to say
24 a few things.

25 District 24 was not notified or

1
2 considered in the PILOT discussions.
3 By Mr. Parola's own admission, the
4 former IDA was unaware how the
5 central district is funded and that
6 the PILOT would raise the taxes in
7 District 24. They did not research
8 the impact throughout the school
9 districts. Thirteen and 24 get no
10 benefit from the PILOT.

11 We have identified factual
12 errors in the report, a report that
13 was paid for by the former IDA. The
14 report confuses expenditures,
15 increases or taxed increases and the
16 error contaminates the findings of
17 the whole report.

18 Valley Stream 24 held to a very
19 low tax cap of .38 percent by law.
20 Each district in Valley Stream with
21 tax cap requirement the report shows
22 incorrect findings on that.

23 Regardless of how the other
24 districts may have estimated the
25 PILOT revenue, our taxes are still

1
2 increased by the PILOT because it's
3 caused our share of high school
4 payments to go up taking Green Acres
5 off the tax role.

6 District 24 receives no revenue
7 from the PILOT, but our taxes go up.
8 We are innocent victims of mistakes
9 made by the former IDA.

10 We also would like to ask for
11 you to sit down with a
12 Assemblyman Curran, Senator Kaminsky
13 and Solages, like they said, with
14 the Green Acres people and figure
15 this out. Nobody wants to pay more
16 and we don't want the legal cost.

17 Us here in District 24 have
18 already paid over \$75,000 in finance
19 to figure this out, lawyer's fees,
20 these meetings we've had.

21 We can't afford it. We can't
22 take away from our kids.

23 So please, do the right thing.
24 Thank you for coming.

25 CHAIRMAN NASTRE: Thank you.

2 Ladies and gentlemen, there is
3 somebody here who is going to
4 testify now and they're going to be
5 the last speaker to testify.
6 They've been here all night.

7 I've purposely saved them for
8 the end of the hearing so that they
9 could hear everything that all of
10 you had to say. Now, it would be
11 the very easy thing for them not to
12 be here tonight and not to be
13 representing Macerich organization
14 in front of this crowd. But they've
15 met the challenge and they are here
16 and they're going to address us and
17 they are going to address this
18 group.

19 Before I all them up, again, I
20 want you to be as respectful to them
21 as we have been to you. I don't
22 want anybody shouting them down. I
23 want them to have the right to say
24 whatever they have to say, subject
25 to the same time limitations that we

1
2 put on everyone else.

3 I think it's only fair that you
4 hear from them. They are the people
5 that you've been complaining about
6 all night. And I've got to tell you
7 that I think the courage that they
8 have in addressing us and addressing
9 this group is to be admired, not to
10 be discouraged.

11 At this time, I would like to
12 call up whoever is here from the
13 firm that represents the Macerich
14 organization to testify. There will
15 not be any rebuttal to their
16 testimony. There will be no further
17 testimony. We're going to close the
18 hearing after they are complete.
19 Thank you.

20 Yes. Thank you, Mr. Chair.

21 MR. PERRONE: Members of the
22 IDA and your elected officials who
23 are here and testified tonight and,
24 of course, to members of the
25 community.

2 My name is Frank Perrone and I
3 am here tonight to speak on behalf
4 of the Green Acres Mall.

5 Mr. Chair, you started the
6 meeting by saying the purpose of
7 tonight was to receive factual
8 information. We certainly
9 appreciate that, as we appreciate
10 all the comments that were said
11 tonight. We know it's a cold night.
12 We know people are away from their
13 families, and we know everyone is
14 struggling. We heard it. I
15 certainly heard it.

16 We believe this is what
17 democracy is all about. People
18 exchanging ideas, whether unpleasant
19 or not. It's no secret that my
20 position is different from most of
21 the crowd, and I'm here tonight to
22 explain our position, position of
23 Green Acres Mall.

24 There is a lot of confusing
25 facts and numbers around this issue,

1
2 most of which have really nothing to
3 do with Green Acres. Let me start
4 by going through some of the facts
5 not disputed by anyone as to what
6 happened.

7 In 2013, Green Acres made a
8 commitment to invest and revitalize
9 the mall. In all the property, the
10 mall's previous owner was not making
11 the necessary capital investment
12 needed to compete with the more
13 modern retail development and the
14 business was not growing or becoming
15 relevant to most the retailers or
16 for members of the community.

17 Green Acres' investment
18 stabilized the mall and preserved
19 3,000 jobs that most certainly could
20 have been lost but for that
21 investment -- 3,000 jobs.

22 CHAIRMAN NASTRE: Please,
23 ladies and gentlemen. Let the
24 gentleman complete his testimony
25 without interruption.

2 MR. PERRONE: Thank you.

3 But it went further.

4 Thereafter, the company began a
5 conversation with the Town of
6 Hempstead. By making \$75 million
7 capital investment into the property
8 that would have created 670
9 full-time union construction jobs,
10 an annual salary of \$51,000 per
11 salary, plus ensuring a feeling of
12 safety around the campus, attract
13 national retailers to the immediate
14 area.

15 We know many things from the
16 Camoin report. We've read it
17 carefully as well. Posted on the
18 website.

19 One report sets forth many
20 variables for the increase and the
21 taxes around community.

22 Tax incentive programs are
23 economic drivers that exist to help
24 businesses invest and reinvest in
25 ways that benefit local economy, and

1
2 it is a common practice that creates
3 or preserves jobs. It helps local
4 municipalities increase their sales
5 tax revenue. Here that increase was
6 \$40 million. That is exactly what
7 happened. In a nutshell, the
8 benefits worked. It should not be
9 viewed as a zero sum game with a
10 winner and loser. We believe
11 everyone won. And we believe we
12 will continue to win.

13 CHAIRMAN NASTRE: Ladies and
14 gentlemen, please.

15 MR. PERRONE: Overall, Green
16 Acres' investment in the mall will
17 generate \$100 million in economic
18 activity in the Town of Hempstead
19 over its 15-year temporary PILOT
20 program.

21 CHAIRMAN NASTRE: Ladies and
22 gentlemen, please. I don't want to
23 have to warn you again. I don't
24 want to cut the gentleman off.
25 Nobody interrupted any of you when

1
2 you spoke tonight, and he deserves
3 the same respect.

4 MR. PERRONE: Green Acres
5 Commons, they will provide an
6 additional economic boost. We've
7 been able to attract brands to Green
8 Acres largely by the direct passing
9 of the PILOT incentives to those
10 retail tenants directly.

11 The Green Acres campus created
12 670 new jobs, as I mentioned, and
13 over 800 to 1,000 permanent jobs,
14 increasing the sales tax base and we
15 have already made a number of
16 critical safety and infrastructure
17 improvements and brought new stores
18 and more visitors than ever before.

19 Green Acres also partners with
20 and provides with dozens and dozens
21 of local civic associations and
22 supports charitable causes and
23 community events.

24 One thing that is important to
25 understand, and this is perhaps the

1
2 one thing I hope you realize
3 tonight, that Green Acres never was
4 and is still not involved in the
5 Town of Hempstead's budgeting
6 process or the school district's
7 budgeting process, nor were they a
8 part on any decisions on how taxes
9 are calculated.

10 Why a certain class pays a
11 certain percentage verse another
12 class? Or why some of the school
13 district taxes are consolidated?
14 The decision about how to spend the
15 money that we contribute to the Town
16 of Hempstead are made by the Town.
17 And as we understand it, the
18 decisions about school budgeting are
19 made by the school boards.

20 We understand from news reports
21 that there may have been some
22 significant misunderstanding between
23 the Town and school boards about how
24 the money was contributed, was to be
25 spent and this miscommunication may

1
2 have had a very direct impact on
3 your taxes. And we understand and
4 we hear you.

5 Unfortunately, as I said, we
6 really have nothing to do with those
7 decisions and no visibility into how
8 they were made, so we can't speak to
9 it in more detail.

10 We worked with the Town in good
11 faith to reach an agreement. We
12 believe our agreement was lived up
13 to. We made certain promises.
14 Those promises were kept. We
15 believe that agreement is now
16 vested.

17 Our promise was to commit
18 significant resources to Green Acres
19 campus. We're proud that the
20 project has created the 678 union
21 jobs and over 800 to 1,000 permanent
22 jobs. We've increased the sales tax
23 revenue. We're bringing
24 \$100 million to the Town of
25 Hempstead and have already made a

1
2 number of critical safety and
3 infrastructure improvements, brought
4 new stores than before.

5 We thank everyone for their
6 comments tonight. We listened
7 carefully. We thank the Board for
8 letting us speak tonight. We
9 appreciate it and look further to
10 further dialogue. Thank you.

11 CHAIRMAN NASTRE: Thank you.

12 I think that at this point
13 we're going to conclude the hearing.
14 I want to say -- please let me
15 finish -- I want to say that you
16 were a good group, respectful group
17 and very orderly, very well-spoken
18 group. We enjoyed being here.

19 You may not believe that, but
20 we were pleased to come here and
21 pleased to hear you, and we've made
22 it a little bit easier for us going
23 forward in what we have to do.

24 So thank you very much again.
25 Thank you for our elected officials.

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Thank you to everyone and have a
good evening.

Thank you very much and good
night.

(Time noted: 9:40 p.m.)

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EXHIBITS

Community

Description

Exhibit 1	T. Winston Statement
Exhibit 2	M. Solages Statement
Exhibit 3	Petition
Exhibit 4	G. Maragos Statement
Exhibit 5	Gomez Drawing
Exhibit 6	M. Solages Statement (Dup)

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CERTIFICATION

I, DOLLY FEVOLA, a Notary Public in
and for the State of New York, do hereby certify:

THAT the witness whose testimony is herein
before set forth, was duly sworn by me; and

THAT the within transcript is a true record
of the testimony given by said witness.

I further certify that I am not related,
either by blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 20th day of February, 2017.

DOLLY FEVOLA

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